

HOME BUILDERS' BLUE BOOK



J. C. Simpson Lumber Co.

Lumber and Building Materials

The Front Cover Home

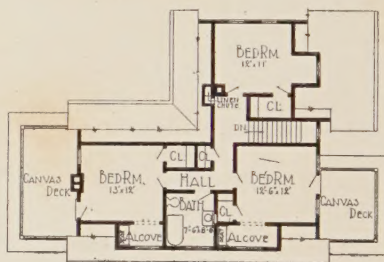
The Harlem

A Gambrel Roof House-With a Service Wing

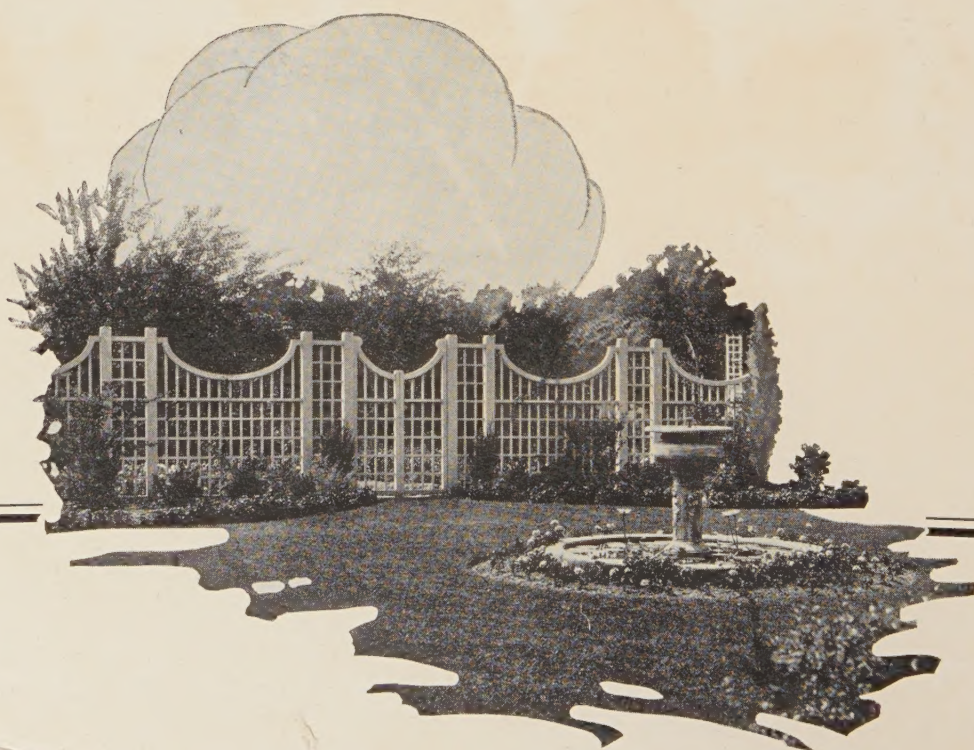
THE Harlem in the very popular Dutch Colonial style, with the porches as modern additions. A distinctive feature is the recessed entrance porch. Inside, the plan offers many possibilities for either the city family or the farmer. There is a downstairs bedroom for the maid for the city family, while the washroom off the kitchen with the adjacent toilet, is a convenience for the family living on the farm. You will like the little alcoves of the front bedrooms, for they are a departure from the ordinary bedroom layout. The Harlem is a house you can face in any direction and still have good light and air for the principal rooms. Siding or shingles for the walls will carry out the Dutch Colonial style on the exterior.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



A HOME

The Safest Investment in the World

BUY an automobile, run it down the street, and then try to sell it. You are lucky if you can get sixty percent of what you paid for it.

The same thing is true of practically every other commodity on the market—except one.

That one is a Home. Build a home today and you can sell it—if it's the right kind of a home—at a profit tomorrow. In the meantime you can use it and not have your use of it depreciate its value.

When it is so universally true that a home is the safest and most profitable investment in the world, is it any wonder that families who own their homes are invariably those who succeed in both business and in life?

But the purpose of this book is not to convince you of the advantages of home owning. Generations of poets and preachers and teachers and successful men before you have convinced you already. The fact that you are reading these lines and are about to examine the plans that follow is evidence of it.

What you want now is to know what kind of home to build, and to see it, so far as it is possible for paper and ink to show you what it will look like and how it will be laid out far in advance of actual construction. This book has been prepared and is presented in the hope that it will fulfill that purpose.

Here are a wide variety of houses and plans showing numerous different layouts.

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HOW TO USE THIS BOOK

Just as in selecting other articles for every day use, the wise prospective home builder sees as wide a variety of homes as possible before making his decision.

Many a time a family who have started out to build a small house have ended up in building a larger one; and on the other hand, many who have felt they needed a mansion have found, after looking at well drawn plans, that a smaller and less expensive house would do just as well. Mere size is not all that counts; it is livability that you want to look for. A big man wouldn't buy a small coat, for he wouldn't be comfortable in it. On the other hand, a little man in a big coat would look ludicrous and would waste a lot of good material beside. Likewise, a home must *fit* the requirements of the family occupying it.

What You Find In These Plans

In preparing the plans for the houses in this book, family needs have been always in the minds of the architects. "Give them as much comfort and convenience as you possibly can" is the guiding motive of the draughting room. As a result, you will find, if you examine these plans carefully, about the most commodious, livable, convenient houses that you ever saw anywhere. Houses that you would never in the world guess, from the outside, to be what they are, are found to contain four bedrooms, possibly two baths, a living room approximating four hundred square feet in area, abundant closets, convenient communication between rooms, accessible stairways, and other details of good planning. It takes years and years of experience in planning homes and an intimate acquaintance with the needs and wants of discriminating home builders to produce such plans. That experience and knowledge are back of every plan in this book.

As a prospective home owner there are two ways in which you can produce a home of your own: you can buy one already built, or you can build it yourself.

There are advantages in the latter method. When you build you can build to suit yourself. You can have just as large or as small a house as you please. You can have in it all those little things which *you* like—a closet here, a pantry there, a downstairs bedroom or toilet, a storage attic, or what not. And you don't have to have in it things that you don't want.

Decide Upon What Size House

The first thing to decide upon is what size house you want. The size and character of your family will determine that, for upon the needs of the family the number of bedrooms is determined. The other rooms are taken as a matter of course, unless you wish to or must omit the dining room, porches and extra rooms.

If you have already bought your lot, that will probably affect the size of your house. Because of the increasing tendency toward smaller and smaller lots, most of the plans in this book have been selected with the idea in mind of presenting as wide a variety as possible of houses for narrow lots. You will find any number of plans here that are only 24 feet wide, and some less—plans which will fit on lots as narrow as 30 feet in many communities. Most of these houses are small ones, naturally, for usually the

family who can afford a large house can afford a wider lot for it. There are, however, quite a number of relatively large houses for lots of 30 and 40 foot widths.

Fit the House to Your Site

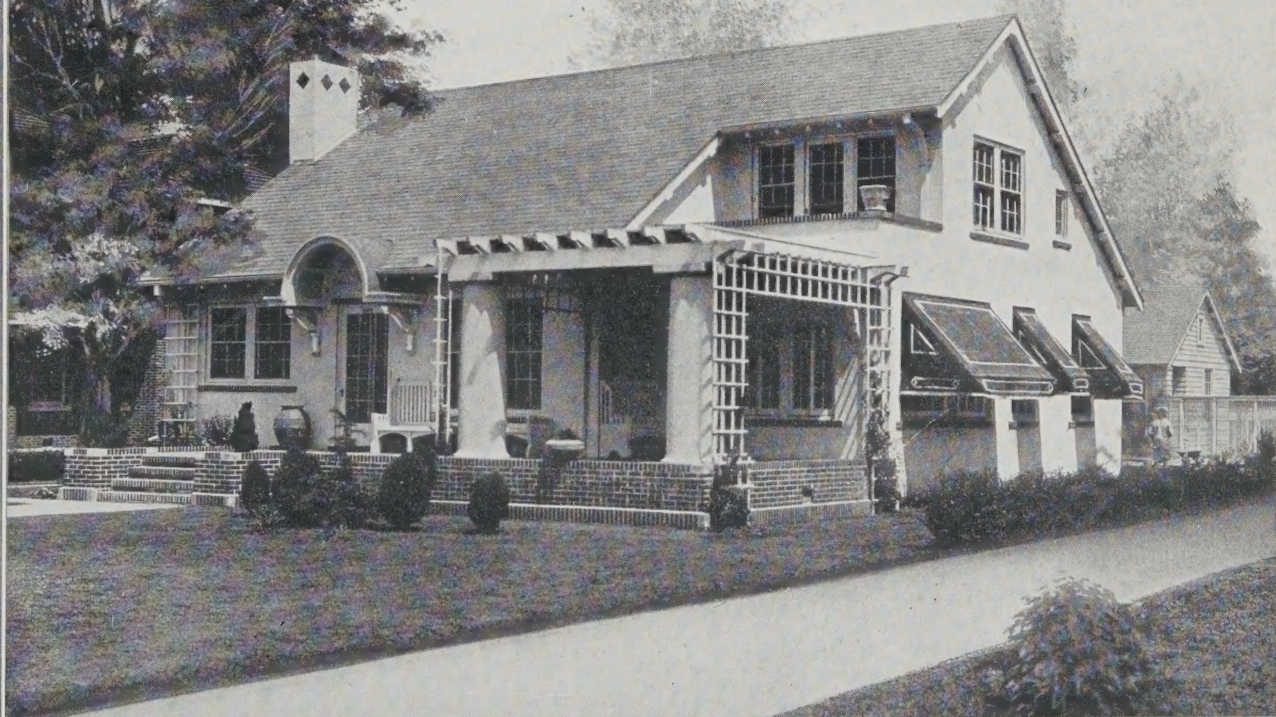
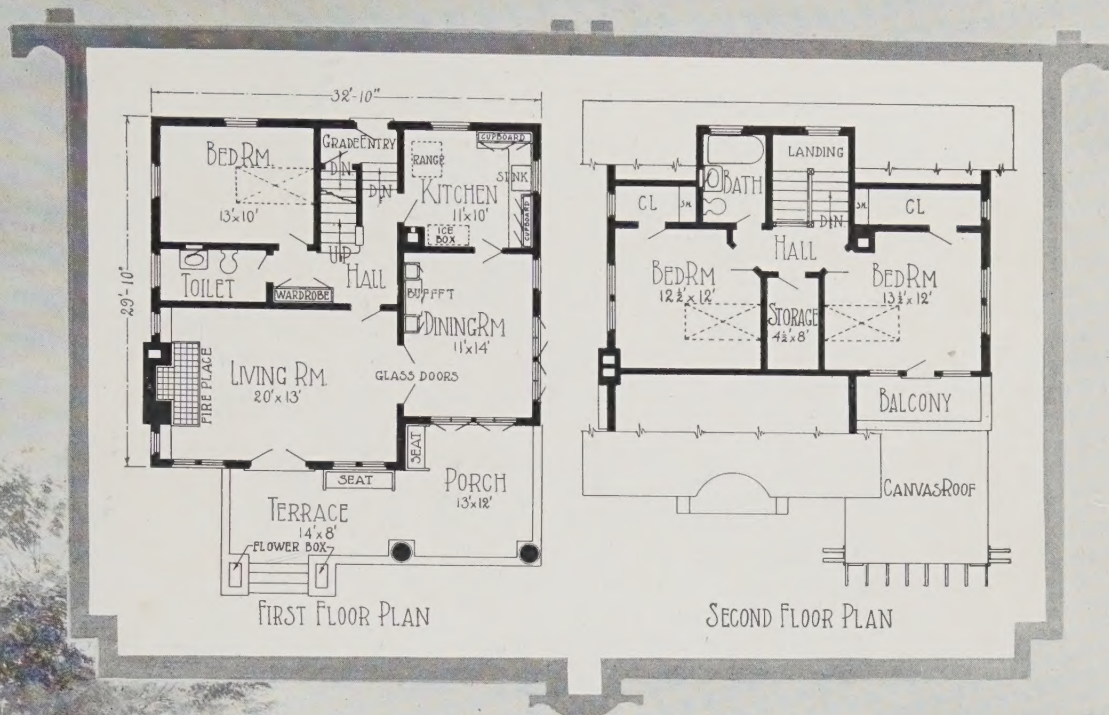
Your lot decided upon, then you must find a house to fit it. Width isn't the only consideration. Orientation, or how the house will face, is important. There is just one thing that is of rather great importance here and that is, avoid if you can, a plan which puts the porch on the north side of the house, particularly should it be on the living room side. This is because you want as much light as possible to reach the living room and also because a porch on the north is not usable as long as a porch on any other side of the house.

There are other things that the orientation of the house influences, too, but they are of relative importance. For example, it is pleasant to have the early morning sun at breakfast time and usually not so pleasant to have the hot west sun in summer for the evening meal, so try to find a plan that provides your dining room with an east exposure if possible. Then again, it is usually well to think about the situation of the principal bedroom or bedrooms. In the latitude of Chicago, for instance the prevailing breezes in summer are from the south and west. Therefore a house in which the bedrooms have an exposure in one or both of those directions, is apt to be more comfortable at night than a house not so placed with respect to the points of the compass.

Your Lumber Dealer Will Give You Costs

Finally, the matter of cost will enter into your decision on the house you build. Unlike automobiles and other factory-made articles, there is no standard price on any house that will fit all communities. Local conditions govern building costs to a great extent. Therefore it is your lumber dealer or contractor and builder who can best give you a reliable cost estimate on your prospective home, and no one else. Others may guess and have opinions; your dealer or contractor can actually figure and *know*—and he will stand by his figure. Therefore, for definite cost information consult your dealer. He will take a personal interest in you and your building plans and you will find him a very valuable friend and advisor on building problems.

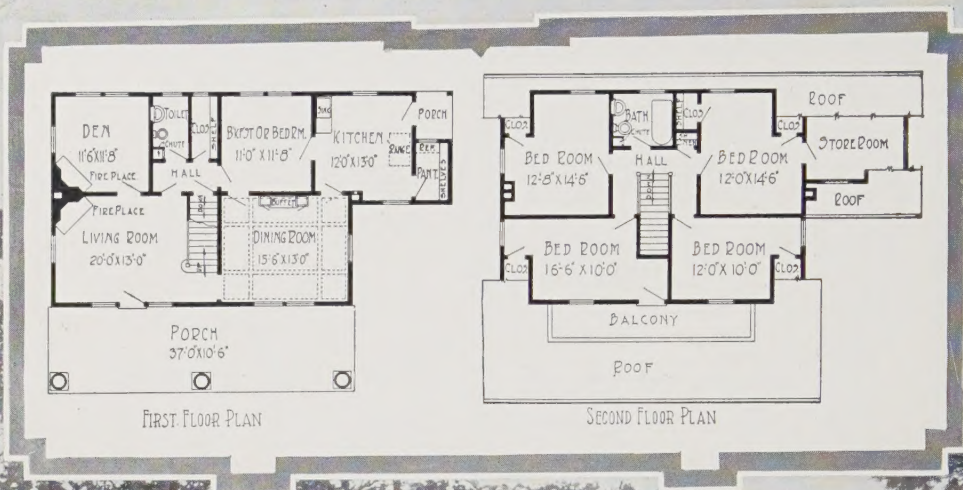
Just one more word about costs. Remember, a home is about the only necessity of life you will ever buy which you will think of as costing so much in a lump sum. You pay your grocery bill daily or monthly, and it is only a small fraction of the cost of a home. You buy your clothes seasonally or yearly and never think of how much you pay for them as a whole. But do you ever stop to realize that you buy a house but once and that the cost of it—your lifetime home—is as a rule only from one twentieth to one fourth of what you pay for your lifetime food or your lifetime clothes? If you do stop to think about this, then you will realize that you are entirely justified in buying the best possible home you can afford, even if you have to stretch a point to do so, for remember, you can't borrow money on what you spend for food and clothing, but you can borrow money on what you spend for a home.



SIX ROOMS WITH DOWNSTAIRS BEDROOM AND TOILET

HERE is a house as conveniently arranged inside as it is attractive on the exterior. You have both an open terrace and a covered porch on the first floor and a usable balcony upstairs. The living room is large and on occasions the dining room can be practically thrown together with it. The downstairs toilet is convenient for daytime use and is privately situated on the plan. Note the accessibility of the grade entry to both kitchen and basement.

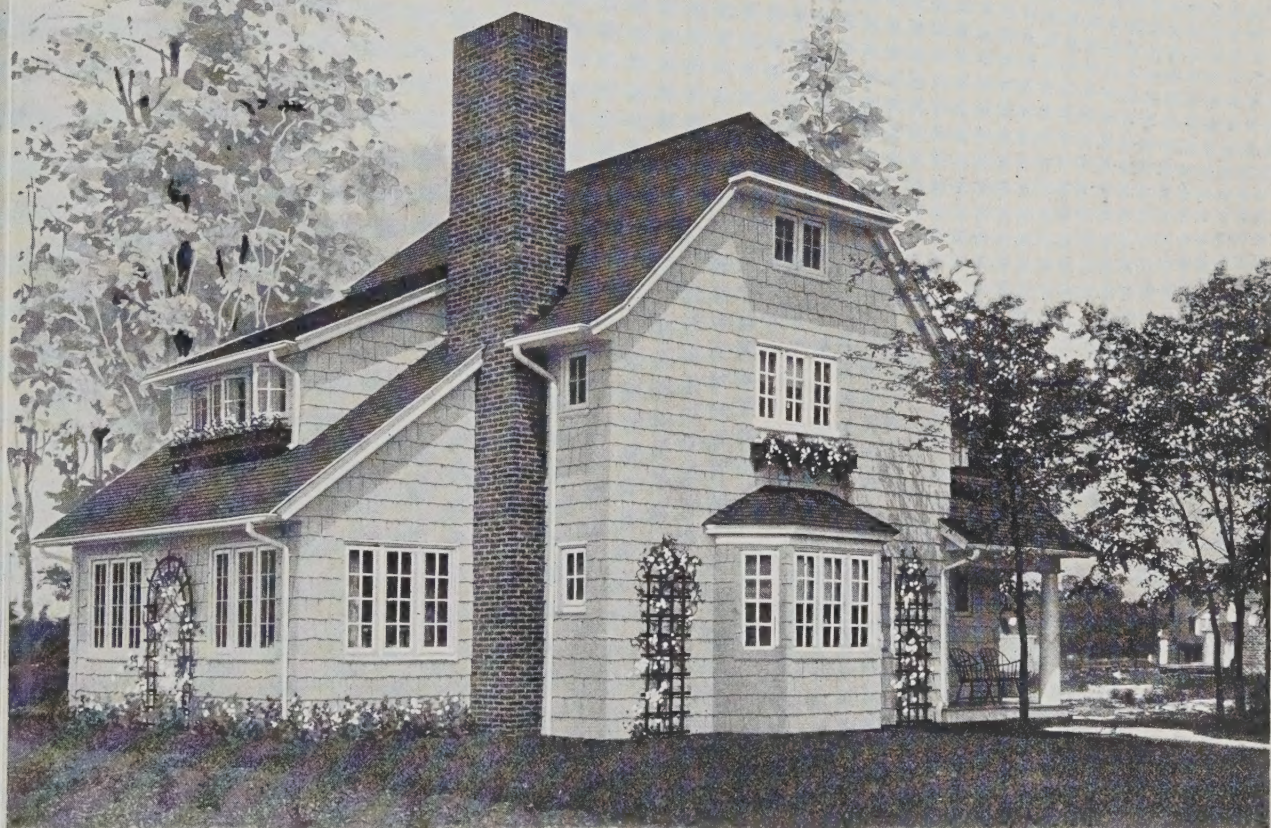
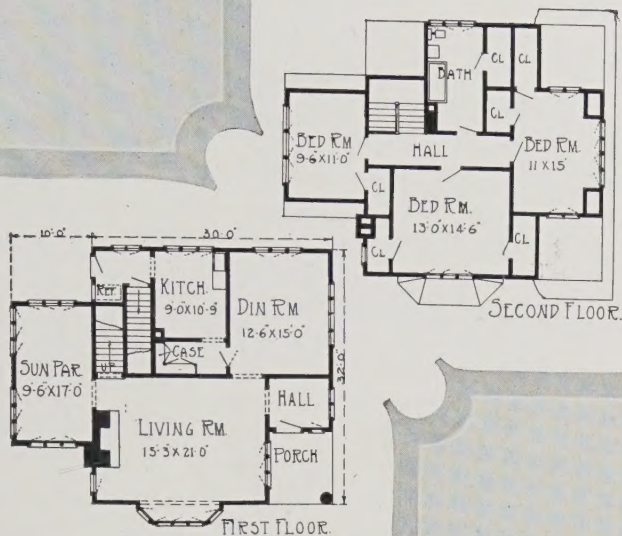
*The
Avondale*



UP AND DOWNSTAIRS PORCHES FOR THIS HOUSE

*The
Kirkland*

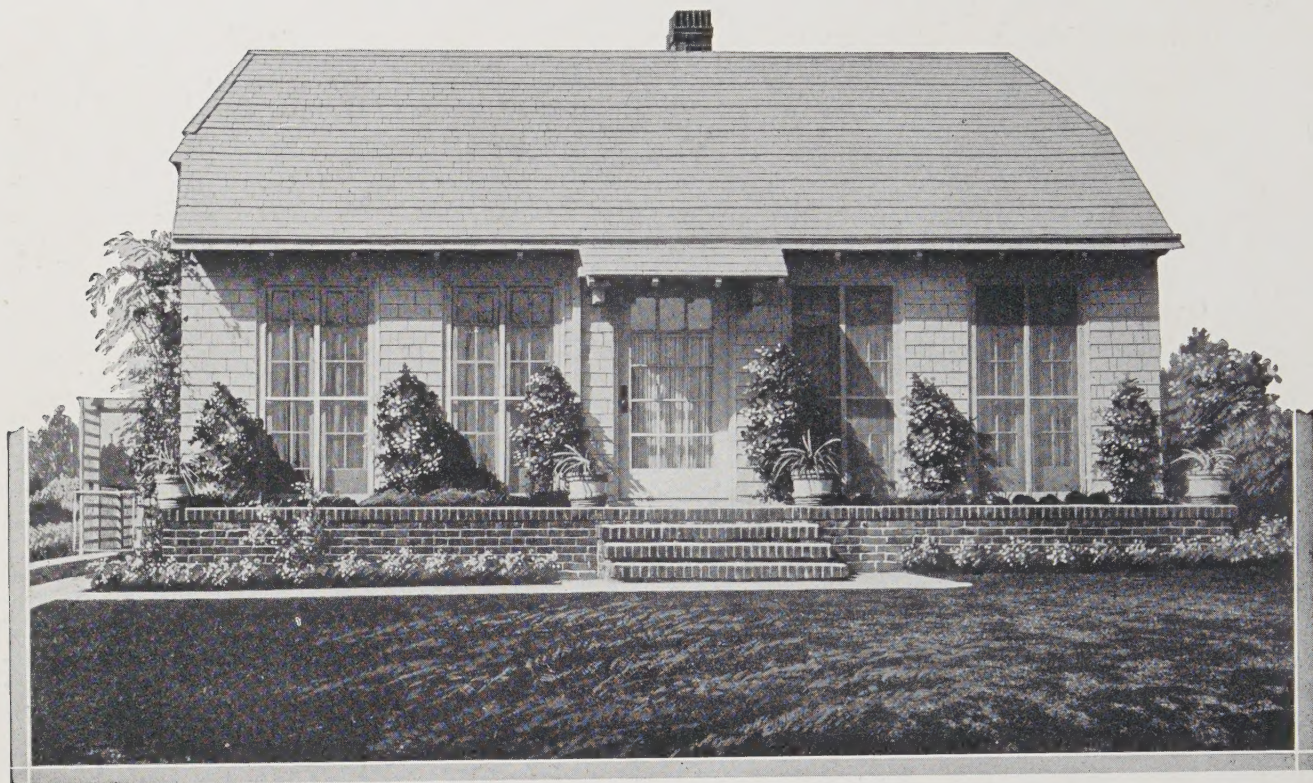
HAVE you a good front view for your house? If so, consider well what The Kirkland offers you. A long front porch will enable you to enjoy your front vista by day and in the evening you can sit out on the balcony upstairs. The porch can be easily screened for summer occupancy. Note the two wide windows in the dining room that enable you to look out as you dine.



A SHINGLED EXTERIOR FOR A ROOMY PLAN

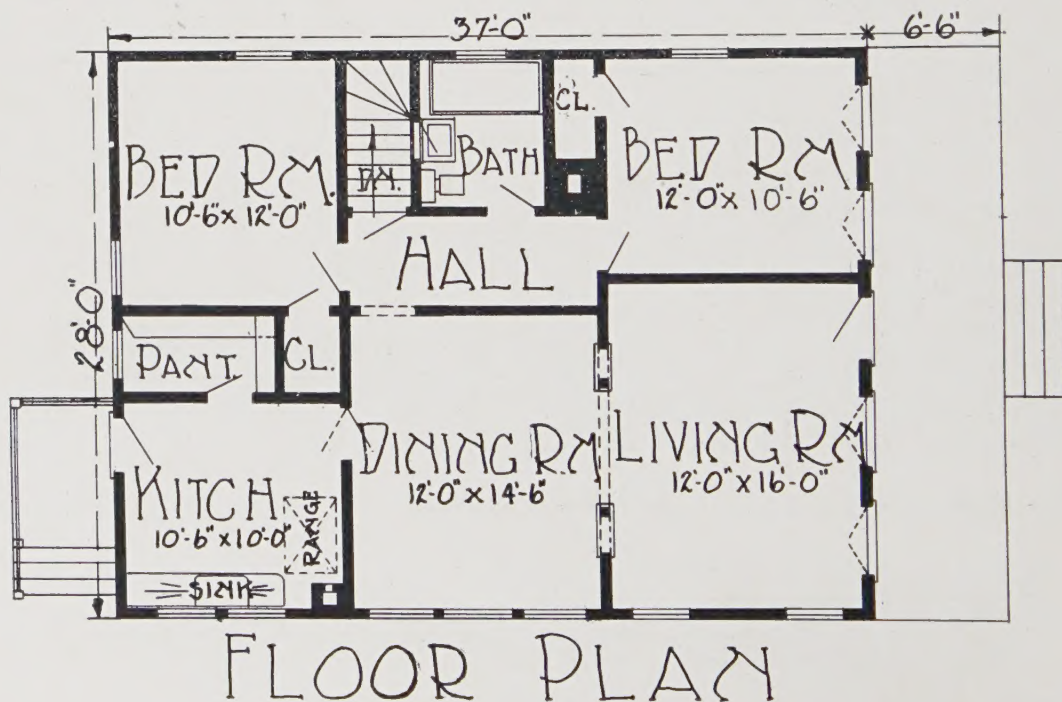
THIS house is nearly square but doesn't look it. That is because of the manner in which the main roof is brought down over the sun parlor. The design is built around the heavy, shoulderless chimney which provides for the living room fireplace. Note the generous closet space upstairs. This house would look well in any material, but shingles, stained to suit yourself, are suggested. Note that the shingles have irregular butts.

*The
Trenton*



PLEASING RESULTS WITH ORDINARY MATERIALS

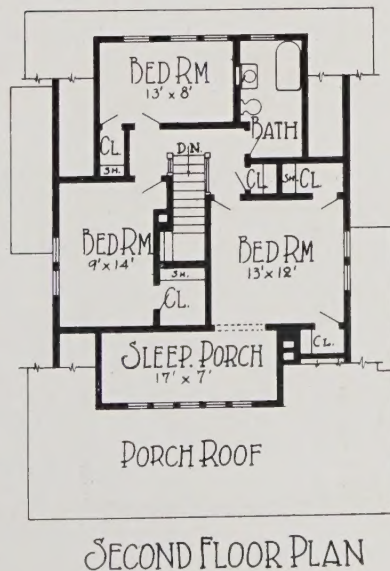
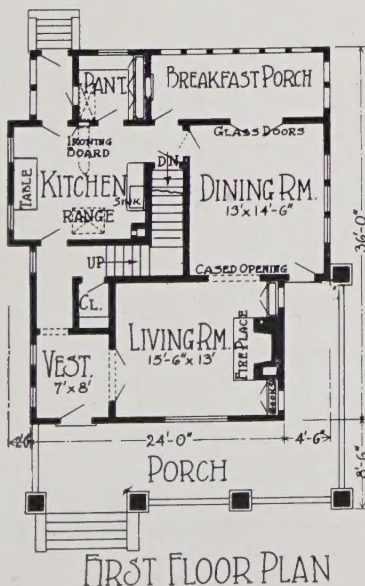
TO have an attractive house you don't need to spend a lot of money nor to build a mansion. Just use good sense in the matter of proportions and the spacing of the openings and proper disposition of simple materials and you will have pleasing results no matter on how small a scale you build. This little five room bungalow is an example. It is built of ordinary everyday wooden shingles. On the roof they are laid with every fifth course doubled so as to give texture to the surface. Much of the attractiveness here is of course due to the small panes of the windows, for they preserve the scale of the units of the shingled walls.



*The
Rodney*



A PORCH ON TWO SIDES INSURES SUMMER COMFORT



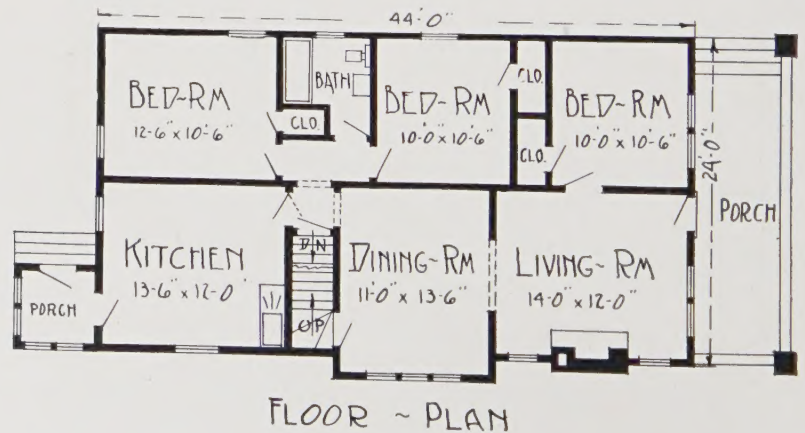
THIS porch not only extends around on the side of the house, but practically all of it is usable as an outdoor living room in summer, because the entrance to the house is on one corner and people going in and coming out of the house do not disturb those on the porch. The sleeping porch upstairs, with its high windows, is an unusual feature of this plan.

*The
Ingleside*



THREE BEDROOMS AND AN ATTIC IN THIS HOME

THERE'S lots of livable space crowded into this house, which is only 24 feet wide across the front. It is just right for the family requiring three bedrooms. If still more room is needed, the attic can be finished off and a room or two arranged up there. The windows in the gables and dormers furnish plenty of light and ventilation. Note the location of the hallway in this plan. It separates the dining room from the kitchen—a good arrangement, for it keeps kitchen odors out of the house—and likewise gives more privacy to the bathroom. The kitchen in The Blaine is unusually large—just the thing for the large family.

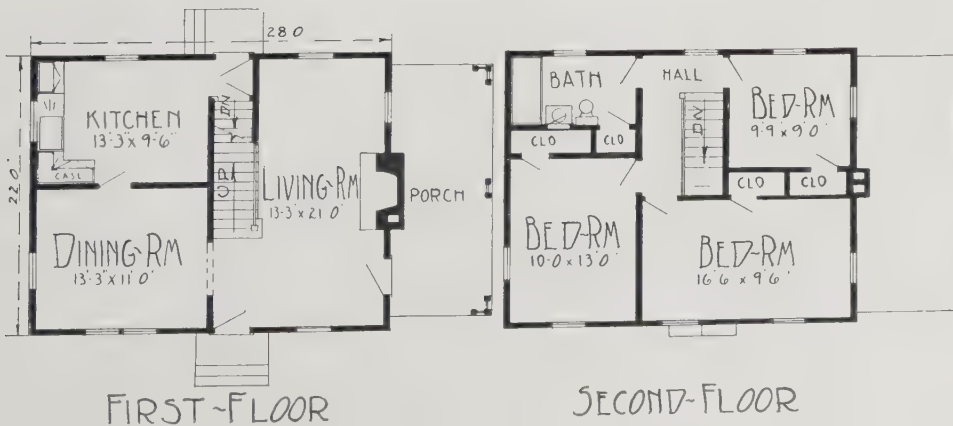


*The
Blaine*



COLONIAL SIMPLICITY IN A VERY ECONOMICAL PLAN

CENTRAL halls cost money—you can't get around that. But in The Kirby you do get around the central hall so common to most Colonial houses by omitting it altogether. The result is not only a less expensive house, but also a larger living room and one in which a graceful open stairway is of considerable architectural importance. When you realize that this little house is only slightly over six hundred square feet on the ground, and yet you have really large downstairs rooms and two good-sized bedrooms upstairs, then you can understand how important good planning is. The plain, unbroken roof is not only economical, but also makes a more attractive, dignified house.

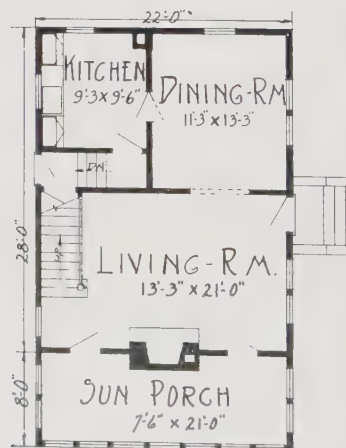


*The
Kirby*

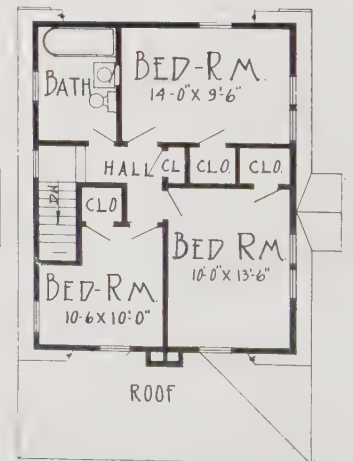


A LIVING ROOM-SUN PARLOR ARRANGEMENT YOU WILL LIKE

IT is such an arrangement as you rarely see in so small a house. It gives you practically 435 square feet of living room when both doors are opened to the sun parlor, yet on cold evenings when you want to sit by the fire, these doors can be closed and the living room becomes almost an ingle nook. Upstairs the three bedrooms are rich in closets and are supplemented by a large bathroom.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

*The
Fayette*



ESPECIALLY ADAPTED TO THE SHALLOW LOT

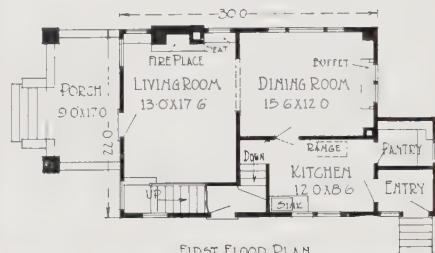
THERE is no rear porch on The Gage, and with the house only 24 feet from front to back, it will fit on a very shallow lot and still leave room in the back for a flower and vegetable garden. The Gage will also go well on the lot that slopes steeply in the rear, as for example on a hillside. Rear door deliveries are made on the side. Note the especially handy location of the refrigerator.



*The
Gage*



SECOND FLOOR PLAN



FIRST FLOOR PLAN



ONLY TWENTY-TWO FEET WIDE

*The
Newell*

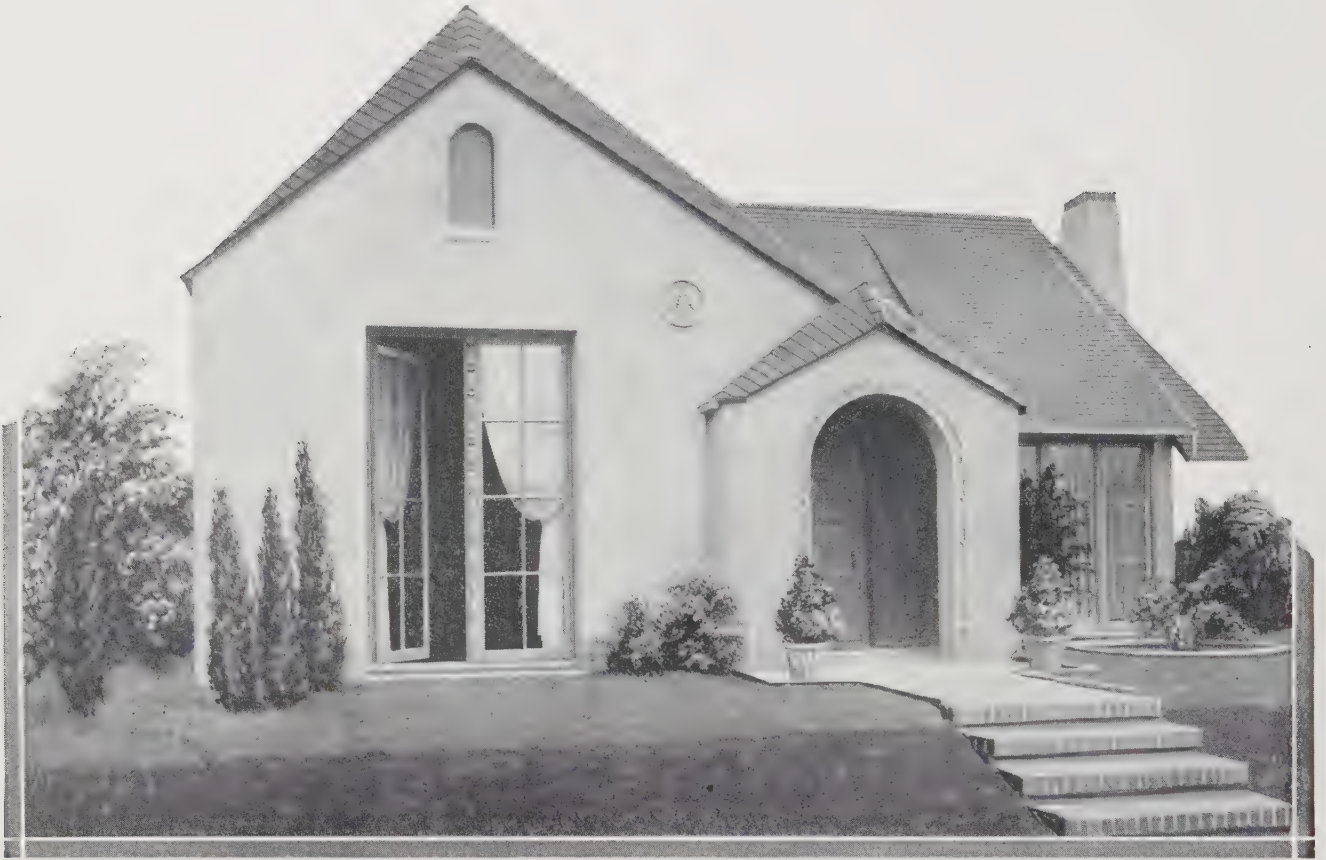
IT takes skill in planning to crowd into a little house only 22 by 30 in size as much comfort and convenience as you find in this house. Notice at once the location of the stair-way and fire-place—at opposite ends of the living room, leaving a maximum of usable floor area. The basement stair is under the main stair—an economical arrangement. The bedroom closets upstairs are big enough for storage as well as clothes.



UNUSUAL PRIVACY FOR THE DINING ROOM

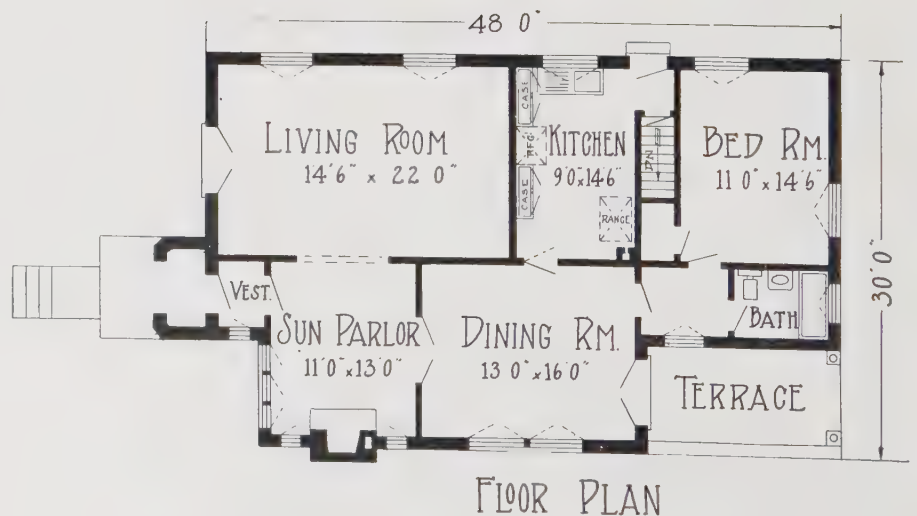
THERE is a sort of vestibule between the living and dining rooms which gives unusual privacy to the latter, yet allows them direct connection. This space is by no means useless, for it provides a closet for the living room at one end and another at the foot of the stair in the hall. The placing of the grade entry is convenient, for it connects with the basement stair and also the kitchen. The stair bay provides a little hood over the grade door.

The Worden



DARING DESIGN FOR A FOUR-ROOM HOUSE

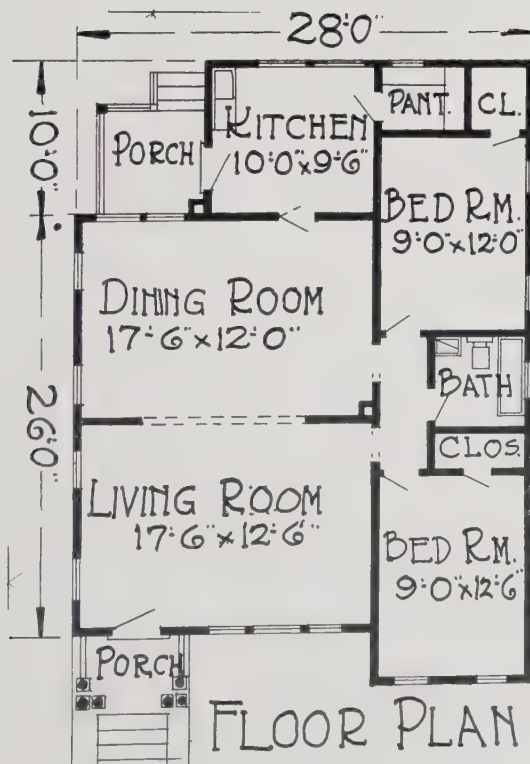
THE roof and entrance of this one-story house are very unusual but no more so than the tall French doors that open upon the living room. The mullion between them is ornamented with a turned molding that sets off the opening in just the right manner. A color spot is introduced in the round tile or terra cotta insert. These are details best left to one who knows how to do them and not overdo them. A special feature of this plan is the sun parlor, which has a fireplace and is connected directly with both the living room and dining room.



*The
Caledonia*



FOR THE FAMILY WANTING A BIG LIVING ROOM



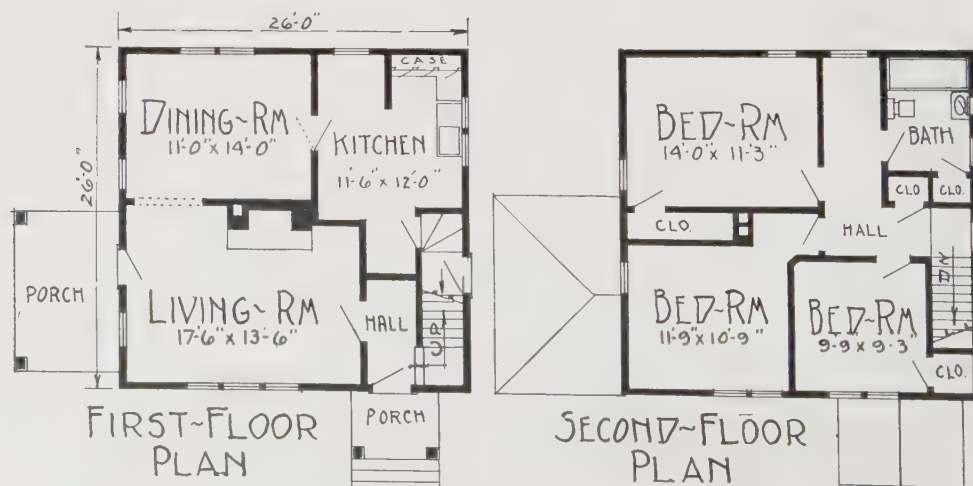
THE living room and dining room in this bungalow are thrown together by the wide cased opening between them, and a room 17 feet 6 inches wide and 24 feet 6 inches long is obtained. This arrangement is increasing in popularity, for it has definite advantages over the small living room and separate, formal dining room. The design of The Baird is an interesting departure from the ordinary bungalow style.

*The
Baird*



SPACE ENOUGH IN THE KITCHEN FOR A DINING NOOK

IN The Revere you will find lots of little nooks that you can convert to useful purposes. The one formed in the kitchen by partitioning off the pantry is just the place for a small dining set. At the other end of the kitchen is a space for brooms, the vacuum cleaner and such; or you can close off this space and put a door in it on the hall side, if you like, making a coat closet out of it. Such are the possibilities of this little house.



*The
Revere*



MASTER'S BEDROOM WITH TWO LARGE CLOSETS

EVERY family will agree that when it is possible to have them, two closets for the owner's bedroom are most desirable. In The Dolan these closets are on opposite sides of the room, so neither occupant of the room will have a chance to encroach on the other's clothes closet. The rear bedroom in this house has a closet that is larger than two of the ordinary kind. There is even a closet in the kitchen and another one in the dining room. Surely here is closet space enough for the most insistent householder or housewife.



*The
Dolan*



COMBINATION REAR AND GRADE ENTRY IS CONVENIENT

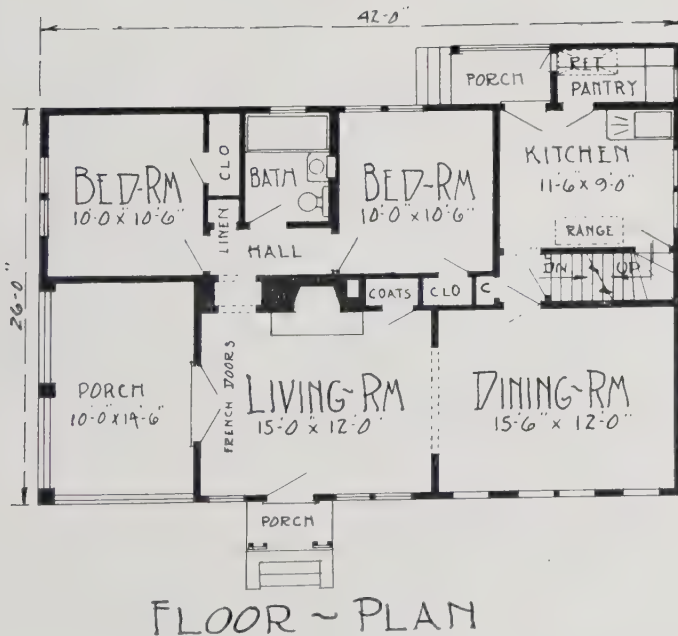
IT saves mussing up the kitchen by anyone using the basement, such as on washdays, when clothes are taken out to be hung up, and when ashes are carried out. It gives privacy, too, for on washdays the housewife can lock the kitchen door, leaving only the grade door open, and still leave the premises fairly secure from intruders. This arrangement also breaks the force of winds for the kitchen entrance, producing the effect of a vestibule. In spite of its very small over-all dimensions, you will notice that The Gilbert offers you three bedrooms in addition to good sized living and dining rooms.



*The
Gilbert*

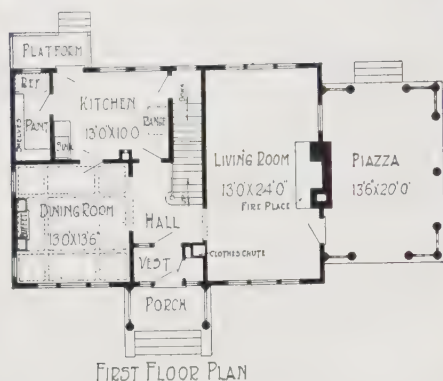


AN ATTRACTIVE BUNGALOW FOR A CORNER LOT

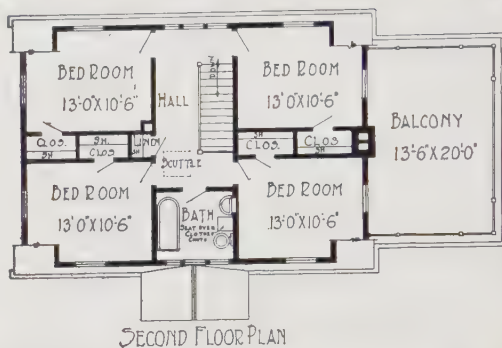


BECAUSE of the design of this handsome one-story house, it would be best to have a corner lot for it, and the location of the kitchen porch makes such a site even more desirable, although this porch could be made accessible by way of a walk from the main street on the dining room and kitchen end of the house. Perhaps the most distinctive feature of The Hewitt is its very pleasing exterior. The house is well proportioned and the entrance detail makes a center of interest of importance to the design. The shingle-covered walls carry out the bungalow feeling.

*The
Hewitt*



FIRST FLOOR PLAN



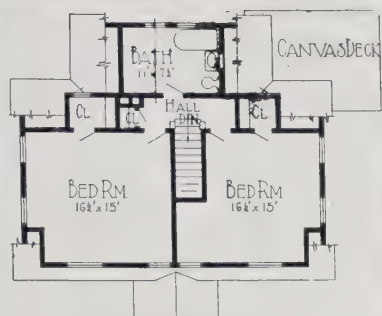
SECOND FLOOR PLAN



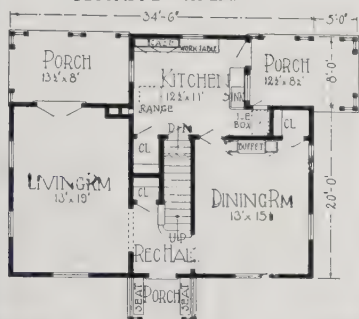
A QUICK SELLER IN MOST PLACES

*The
Fleming*

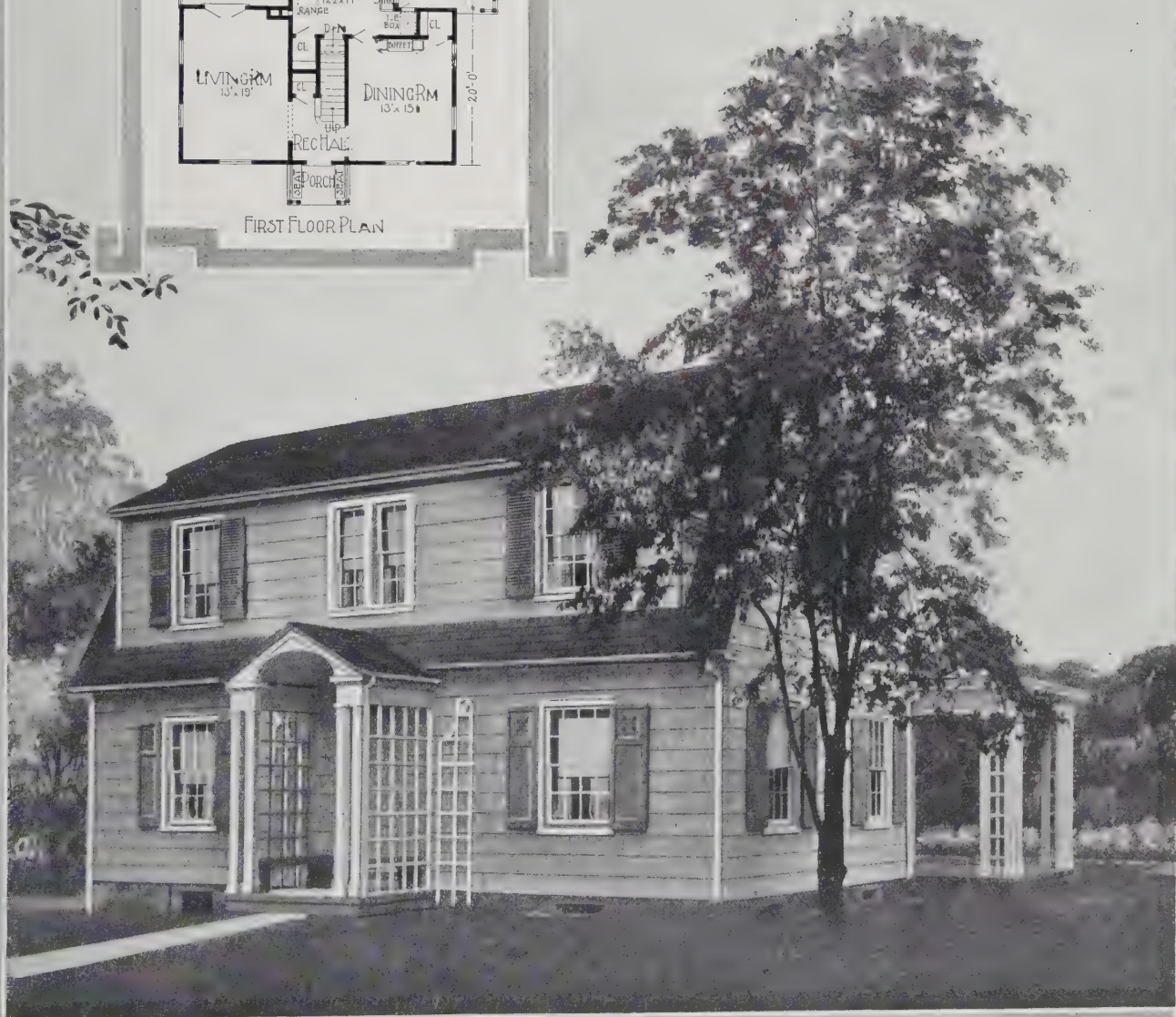
THE Dutch Colonial or gambrel roof house is the most popular type of house in many communities and it has reason to be, for it is attractive in appearance and not expensive to build. Here is a good example of the type with a plan 36 by 25 feet in size. The piazza is an addition that can be included or not, just as your site and purse allow. The walls are covered with stained shingles; siding is equally appropriate, however, if preferred.



SECOND FLOOR PLAN



FIRST FLOOR PLAN



DUTCH COLONIAL OF GOOD PROPORTIONS

IN the front entrance, the gambrel break in the roof, and the absence of overhang on the gables, this house is in keeping with the better Dutch Colonial houses. It is shown with shingled sides but drop or beveled siding is equally effective. Placing the kitchen where it is provides space for two porches in the rear. This is a very small house but it makes up in the size of the rooms what it lacks in their number. There are only two bedrooms but they are big ones and are equally convenient to the bath.

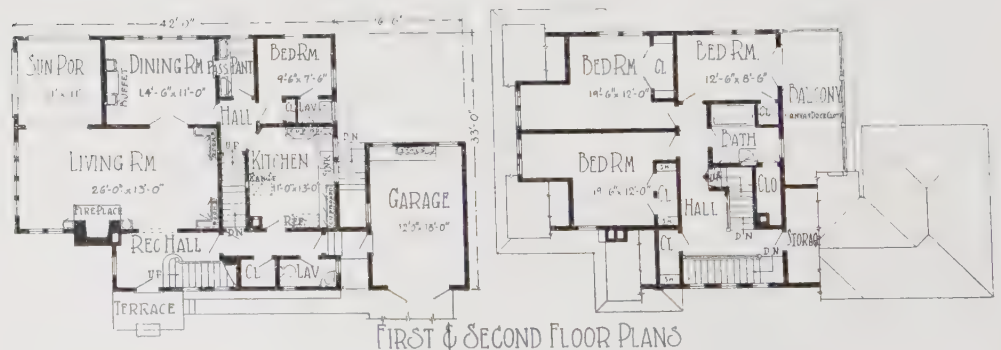
*The
Vandalia*



COMBINING A REMARKABLE PLAN IN A PLEASING DESIGN

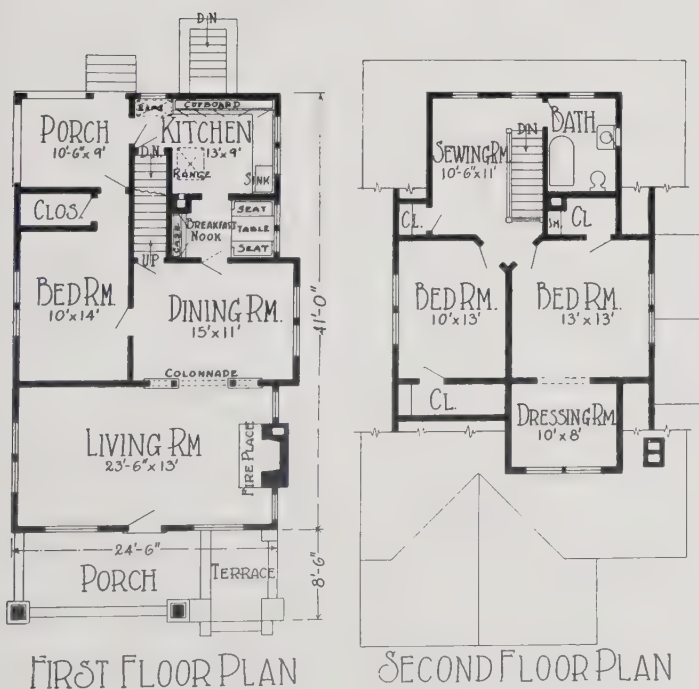
HAVEN'T you often noticed how houses attractive on the outside are often disappointing inside, and the other way round? You won't find any disappointments here unless you may feel that this house is too large for your lot or your pocketbook. As to the lot, notice that the living room-sun parlor end of the house can be placed toward the street and the drive can go right by the front door—all on a 50-foot lot. Study this plan for its many fine points; only a few can be mentioned: the downstairs bedroom and toilet, the relation between the kitchen and dining room, the attached garage and nearby lavatory.

*The
Richmond*





TWO EXTRA ROOMS UPSTAIRS BESIDES TWO BEDROOMS AND BATH



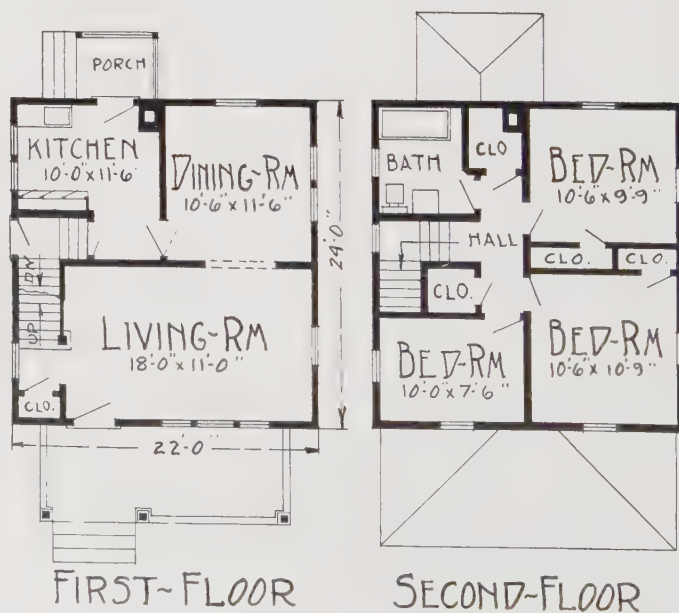
THERE are from six to nine rooms in this story-and-a-half house, depending on how you count. There are four major rooms on the first floor, one of them a bedroom, and on the second floor are two bedrooms, a bath, a dressing room and a space of over one hundred square feet which is more than a hall providing access to the bedrooms, and so has been called a sewing room, since it can really be used to sew in.

*The
Cushing*



ONLY 22 by 24 FEET, BUT IT'S ALL HOUSE!

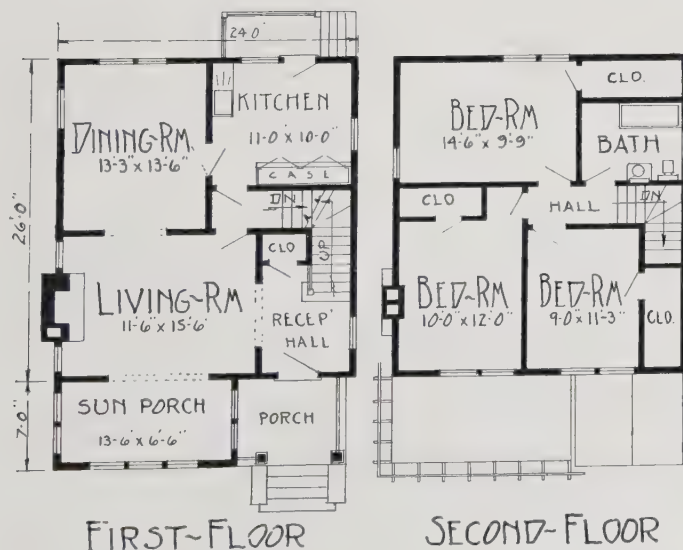
NO waste space here. There isn't even a hall; the stairway goes right up out of one end of the living room, where there is also a coat closet. Plenty of inside wall space enables you, by a judicious arrangement of the furniture, to make the living room look even larger than it actually is, and with the wide opening into the dining room the space is still further enhanced. One of the two big closets in the upstairs hall can be used for the smaller front bedroom and the other as a linen closet.



*The
Clyde*



ENLARGING THE LIVING ROOM BY A SUN PORCH



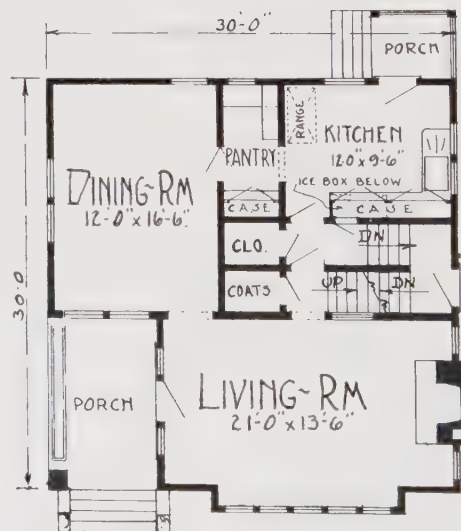
BY using a wide cased opening instead of French doors between the living room and sun porch, these two parts of the house are thrown together so as to make one big room. If curtains are hung here, however, they can be effectually separated when desired. So, on sunny days, you see, you can sit in the sun room and on cold evenings the family can gather around the fireplace in the living room and have a distinct feeling of coziness. The Lamar is a well planned little house throughout both floors.

*The
Lamar*

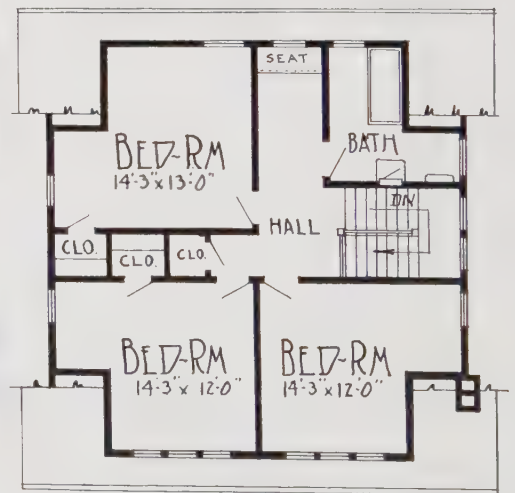


A SQUARE PLAN, BUT WOULD YOU EVER GUESS IT?

HERE is absolutely the maximum of space for the minimum of wall, unless of course, you would build a circular house. A square plan is always economical. It does not, however, always make a good looking house. The Hammond shows how a very good looking story-and-a-half house can, by careful designing, be made to look right. The shingle covered walls help this house a great deal.



FIRST-FLOOR



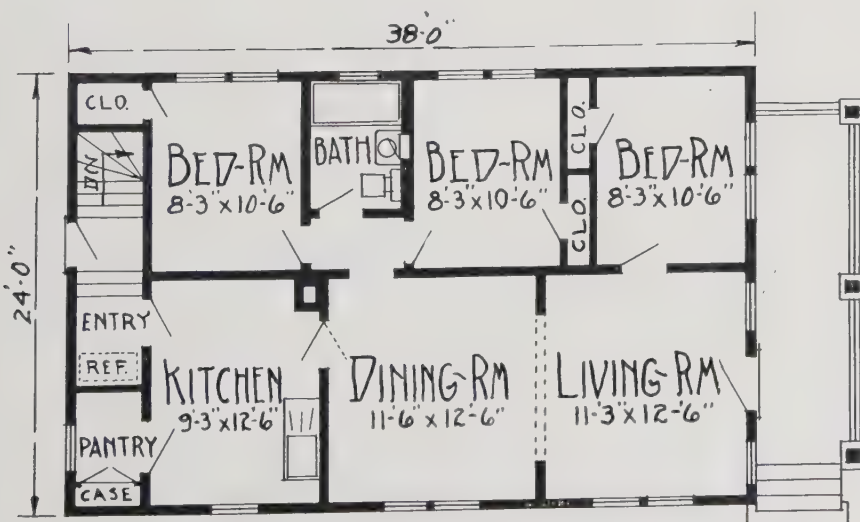
SECOND-FLOOR

*The
Hammond*



BIG ROOMS IN THE LIVING PORTION OF THIS BUNGALOW

WHEN there is no upstairs and six rooms have to be crowded into one floor, the result is often cramped quarters in the living room, dining room and kitchen. The Economy does not suffer in this respect, however. This difficulty is avoided by placing an extraordinarily wide opening between the living room and dining room, so that they seem like one big room. In the service part of the house you will find a big kitchen and its space is still further supplemented by a daylight pantry, which takes much of the storage equipment out of the kitchen, and a large rear entry which contains the refrigerator. Note that the basement stairway is equally accessible from the kitchen and the outside.



FLOOR-PLAN

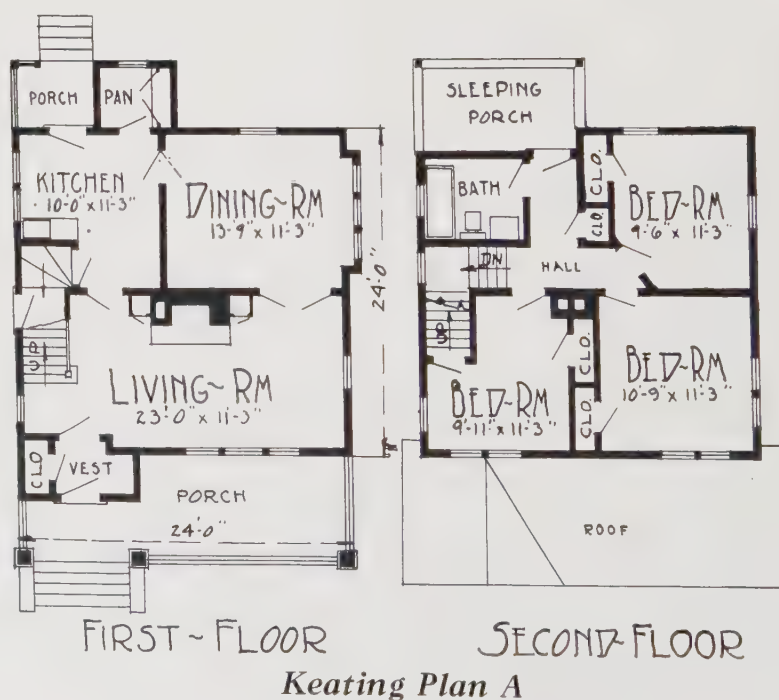
*The
Economy*



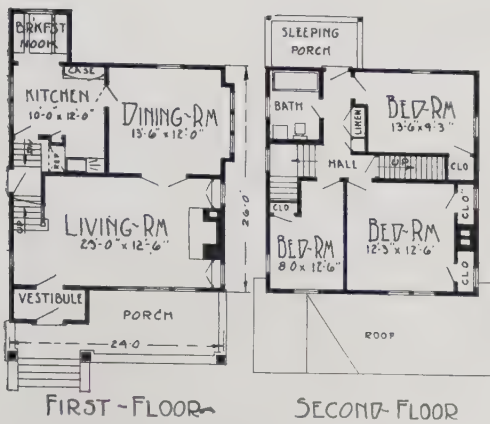
FOUR FLOOR PLANS FOR ONE EXTERIOR

(See page 31 for the other three)

HERE is an example of what skillful planning can do in a small house. Four plans have been developed for but a single exterior; each has its distinctive qualities. This plan is 24 feet square in its body. The fireplace is located in the center of the house and there is direct connection between the kitchen and the living room. There is a large pantry off the kitchen and upstairs the attic stairway is reached through one of the front bedrooms. Compare the plans on page 31 with this one for other differences.

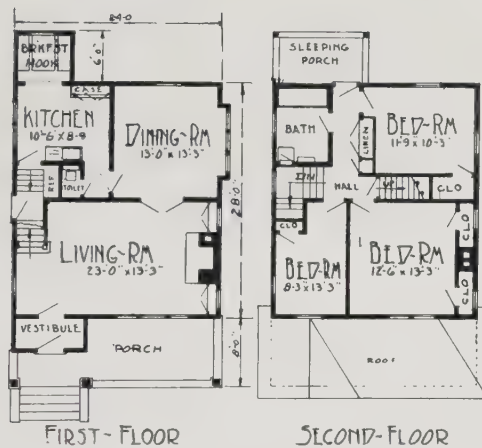


*The
Keating*



Keating Plan B
Page 30

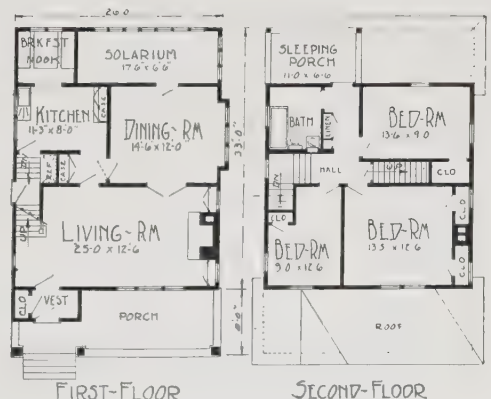
THE plan on the left and the one below are alike in many respects but differ in these points: On the left the plan is 24 by 26 feet in size; below it is 24 by 28 feet. A downstairs toilet off the kitchen and dining room in the plan below replaces the space occupied by the refrigerator and sink in the plan on the left. Upstairs the arrangement is the same, the plans differing only in the sizes of the rooms. In neither of these plans is a coat closet provided in the vestibule as is the case on the other two plans, and there is not direct access between the kitchen and living room.



Keating Plan C
Page 30

Keating Plan D
Page 30

THIS plan is like plan "A" in general arrangement. Here there is space for the refrigerator and case between the kitchen and living room, because the house is two feet wider, being 26 instead of 24 feet across the front. You also get a breakfast nook in place of a pantry and a large solarium in the rear. The living and dining rooms are also larger than on plan A. The entrance to the attic is from the hall rather than the bedroom.





TWO-FAMILY HOUSE WITH SIX ROOMS ON EACH FLOOR

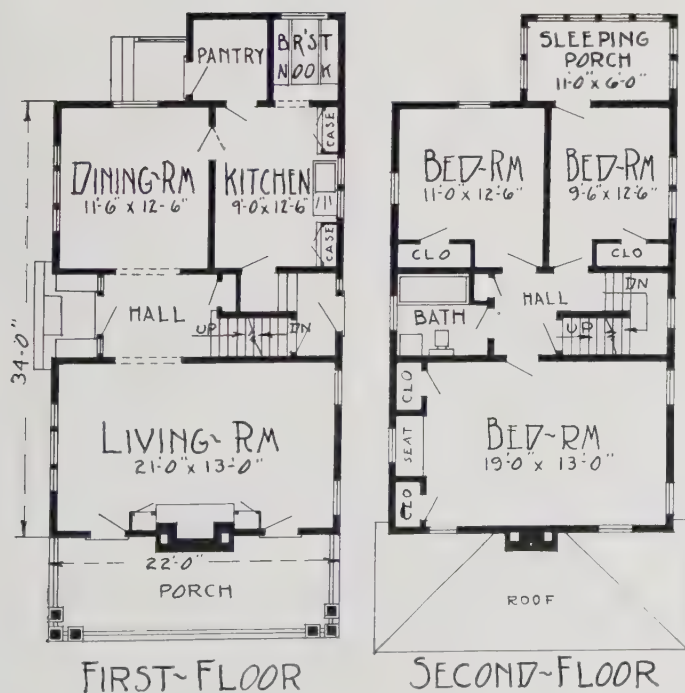
THIS is the kind of a house that pays for itself. It can be made an income producer as well as a home, for it is planned for two families. Such a house is a good seller in many communities. This plan is, however, much better than that of many duplex houses. You will notice that each family has a separate entrance instead of a common exterior door with separate interior entrances. The main portion of the downstairs porch is entirely for the downstairs family, for with the entrance at one end the upstairs people when coming in and out, don't disturb occupants of the downstairs porch. There is a spacious porch on the second floor, too. In other particulars the floor layouts are exactly the same.



*The
Edwards*



YOU CAN BUILD THIS HOUSE ON A 30-FOOT LOT



YOU can have a good sized house even on a 30-foot lot, if you want it, as the plans for this house show. The Obregon is only 22 feet wide. By placing the smaller dimension to the street, this throws the entrance on the side but still preserves the advantages of the central hall type of plan. The porch is then on the street side, a location for this outdoor living room which many families prefer. The entrance of this house is unusually well protected, for not only is there a hood over it, but it also sets back in a recess and at either side of this recess there can be seats, if you like, to make a settle. Among the interior features you will notice a breakfast nook off the kitchen, with a sleeping porch above it, and a large master's bedroom in the front of the house over the living room.

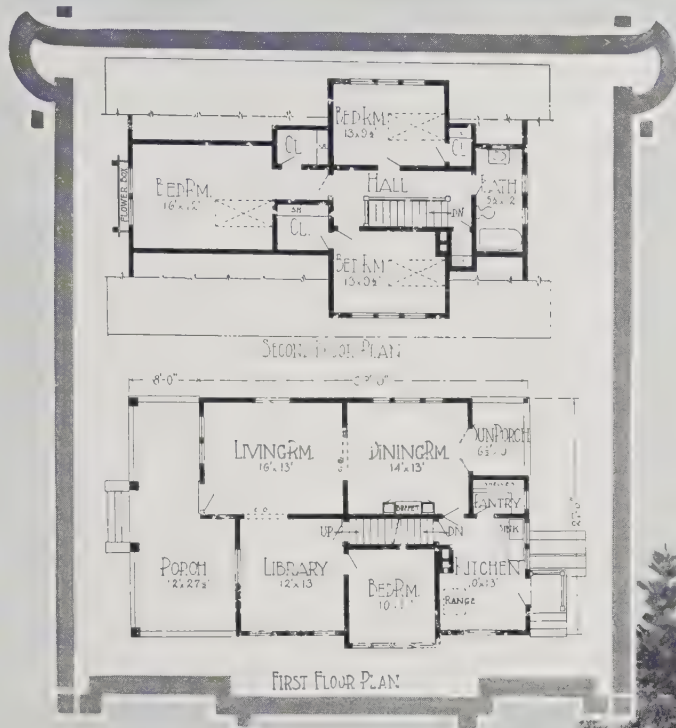
*The
Obregon*



PRACTICALLY FIVE BEDROOMS

The Hadley

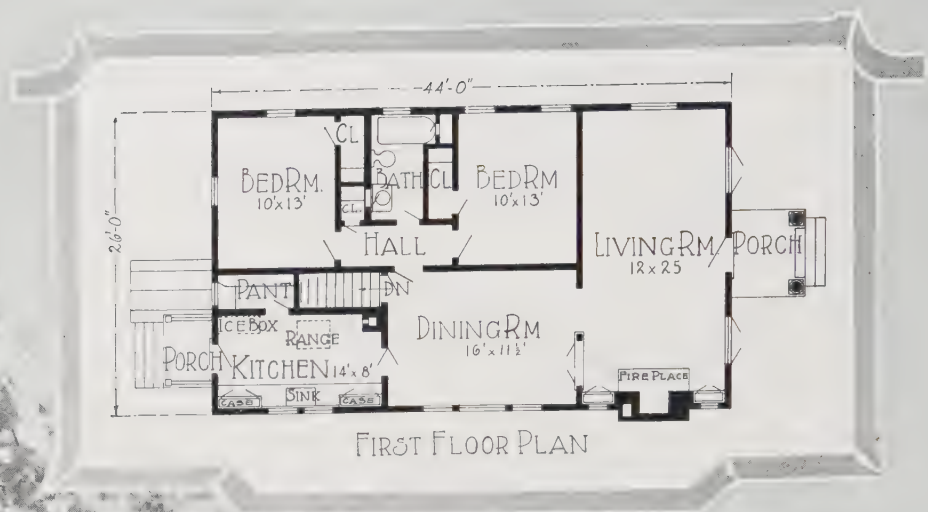
"PRACTICALLY," because one of them is termed a sleeping porch, though it might just as well be a bedroom for it is big enough for one and it is connected directly with the upstairs hall. Not only is the bathroom conveniently situated for all the upstairs rooms, but the first floor bedroom has a toilet all its own, although it is also reached from the hall.



TWO LIVING ROOMS AND SIX OTHERS

REMEMBER when every house had a front and back "parlor"? It was an idea that had merits and these are preserved in this house. One of the parlors is, however, called a library, but it is nearly as large as the living room. It would be a good room for a home office for the farmer or professional man. A downstairs bedroom is directly connected.

*The
Ordway*



FRENCH DOORS FOR FRONT WINDOWS

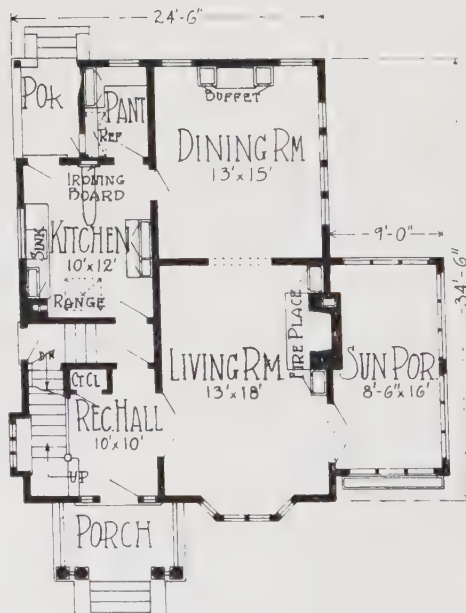
The Hayden

THEY are a most attractive feature in any house, large or small. They make a bright room in winter and in summer the big openings catch every possible cooling breeze. With windows on the ends of this living room too, it is bound to be a cheerful room the year round. In spite of its many openings notice the long wall space where you can put your piano or davenport.

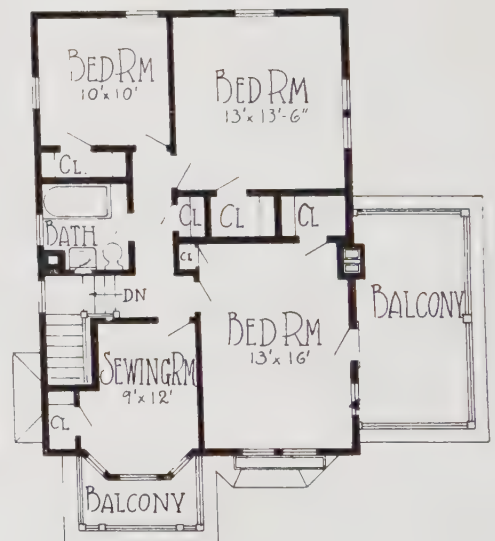


BIG ENOUGH WITH OR WITHOUT THE SUN PORCH

THERE is a remarkable amount of space in this plan, and there is perfect communication between rooms because of the location of the reception hall and the grade entrance. The sewing room can, of course, be used as a bedroom. If the sun porch is omitted the house can be built on a 35-foot lot.



FIRST FLOOR PLAN

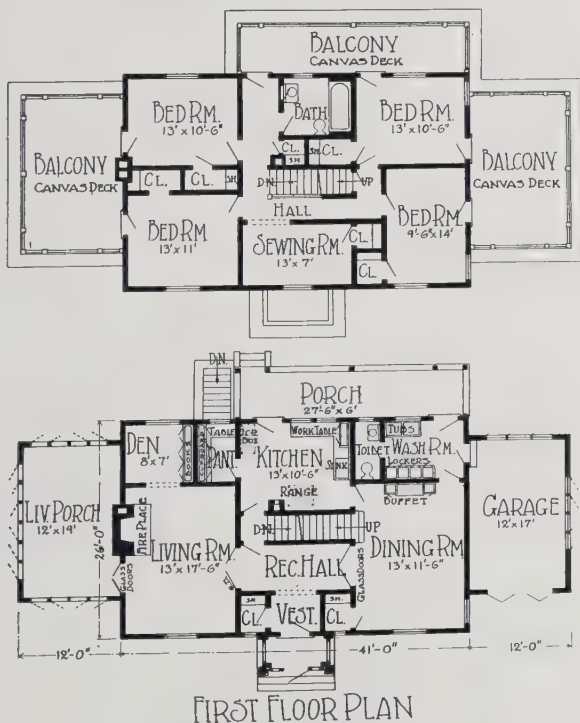


SECOND FLOOR PLAN

*The
Powell*



ESPECIALLY PLANNED FOR THE FARM



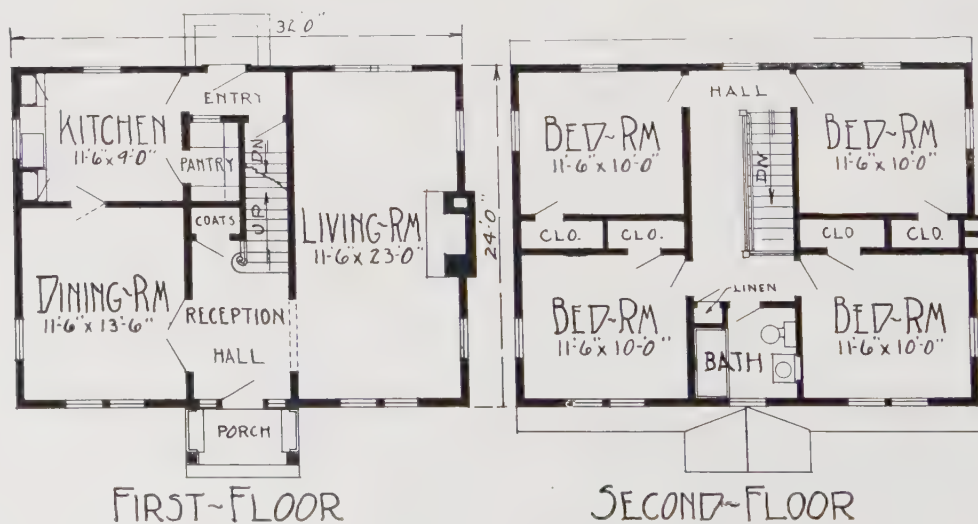
STUDY this plan, for it is full of interesting features you may otherwise overlook. Among them is the washroom in the rear. It has tubs where farm hands can wash-up for meals, and a space for lockers for their clothes. A toilet with an outside window is part of it. There is no need for the men, with this arrangement, going into the kitchen, for they enter the dining room directly from the wash room. The garage is also connected with the washroom but not with the dining room. A den off the living room provides the owner with a place to keep his books and records of the farm business. These features make the house especially adapted to the farmer's requirements, but of course it has many desirable points for the city dweller too.

*The
Norwood*



FOUR GOOD BEDROOMS IN THIS SMALL HOUSE

No matter how large your family, you can build a house that will accommodate them and still not spend a fortune. The Wyatt proves this point. Here are four bedrooms—enough for a large family as families go now-a-days, yet the house is comparatively small and it is of such design and construction that it is economical to build. There are no breaks in the roof or jogs in the walls to add to the cost of construction. The projecting roof course at the second story line could be omitted and the cost still further reduced.



*The
Wyatt*



REDUCED HALL SPACE ALLOWS BIGGER ROOMS HERE

HALLS are nice things to have if you can afford them; but bigger rooms are more desirable for the family that must build economically. This plan avoids hall space entirely downstairs and on the second floor it is reduced to a minimum. The result is a living room of extraordinary size and a master's bedroom of generous proportions. Note the location of the stairway on the first floor. So situated, the second floor rooms have privacy that they would not enjoy were the stairway in its usual location in this type of house.

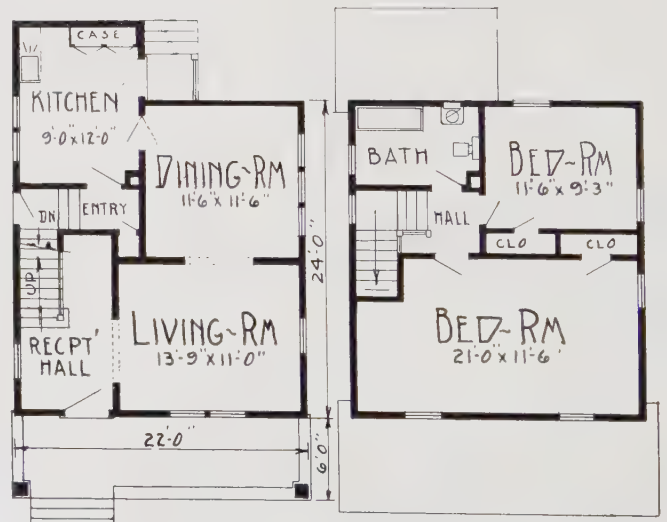


*The
Somerset*



LOOK AT THE MASTER'S BEDROOM IN THIS LITTLE HOUSE!

THERE are many families who like big bedrooms; a big master's bedroom being their first consideration in homebuilding. Although this little house is only 22 by 24 feet in size, the main bedroom has over 240 square feet of floor space. And this space is thoughtfully proportioned for convenient arrangement of the furniture. One end of the room is like a nook, as though designed especially for the bed, leaving the rest of the room for the other furniture and for living space. This house is the very thing for the young couple or for the elderly couple whose family has grown and only a spare room for an occasional guest is required in addition to the master's bedroom.

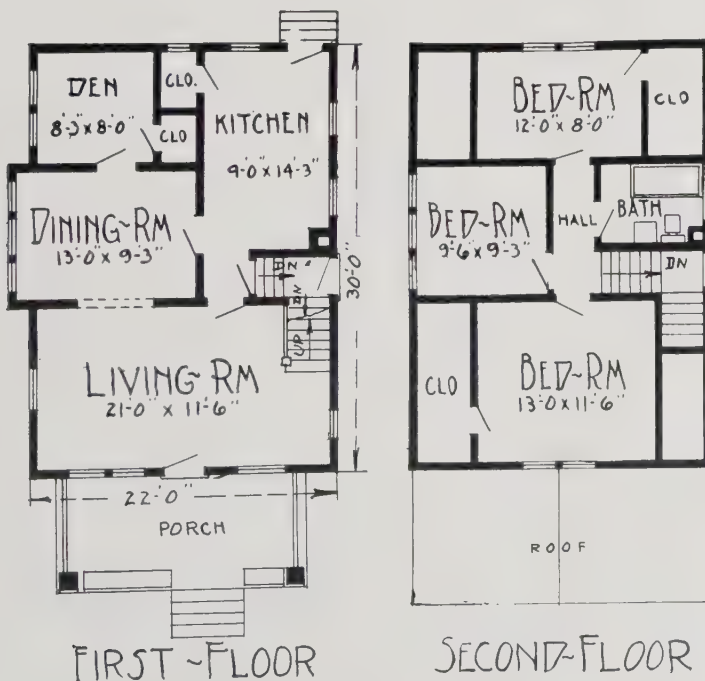


FIRST-FLOOR-PLAN SECOND-FLOOR-PLAN

*The
Palmyra*



SEVEN-ROOM HOUSE FOR A THIRTY-FOOT LOT



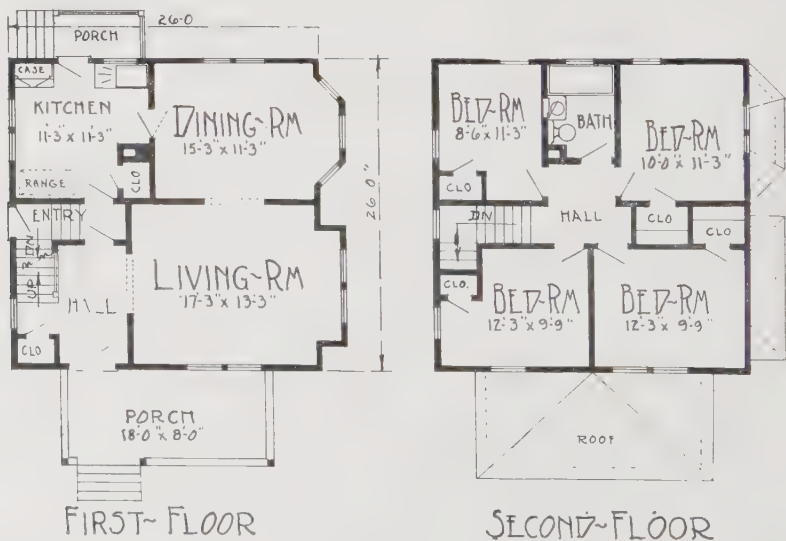
WHY think of living in a "duplex" or a flat or a "double" house when you can have a home all your own, free from contact with other families and independent of them in every way, so far as your living quarters are concerned? Even if a thirty foot lot is all you can afford, you can have your own home, and it need not be cramped in room, as you can see from a study of the plan of this house. You come into a big living room that gives the whole downstairs an air of spaciousness, and besides this big room, there is a den in the rear for the master of the house. The den can also be used as a downstairs bedroom—something you do not often find in the small house.

*The
Pierson*



A LOT OF HOUSE FOR THE MONEY IN THIS PLAN

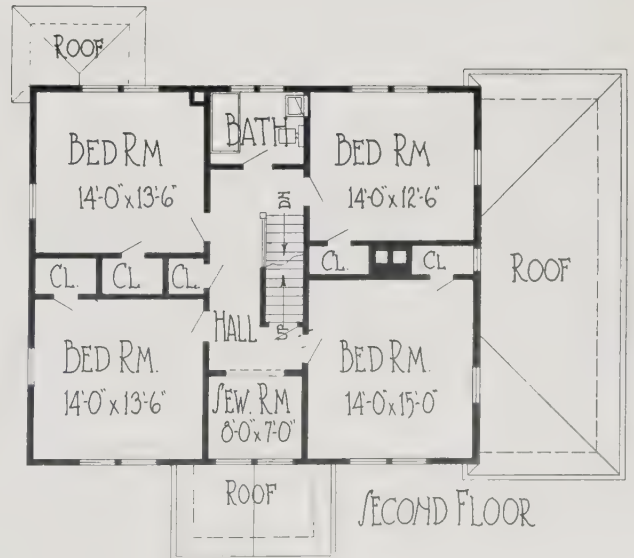
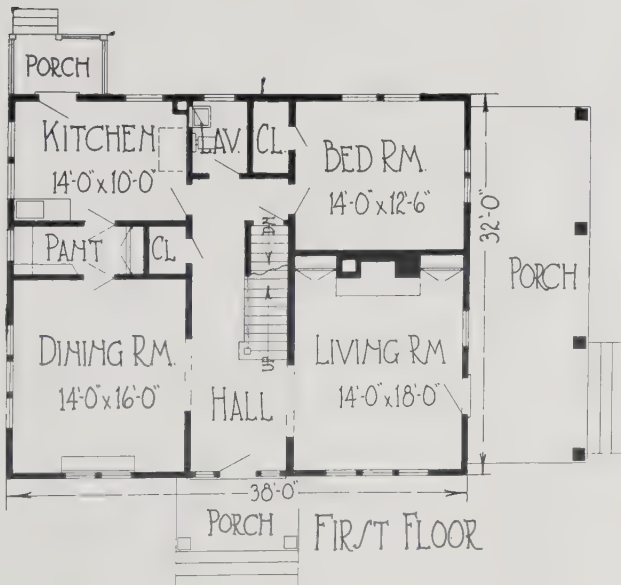
THE square plan is "old reliable" when it comes to giving you a lot of house for the money. For example, the floor space of this house is 676 square feet, and there are 104 lineal feet of wall to build (excluding projections such as the bays.) If the house were, say 21 by 32 feet in size, it would have approximately the same floor space, but you would have to build two more lineal feet of wall to get it. Furthermore, the square plan allows every room cross-corner light and ventilation. This arrangement is particularly desirable in the bedrooms.



*The
Morton*



FIRST FLOOR BEDROOM AND TOILET FOR THIS HOUSE



IN this square type house there is a different arrangement of rooms from that in the house on the facing page. The living room, still big enough for all practical purposes, gives up space to a bedroom on the first floor. A toilet is provided for this bedroom where it can be reached from the main hall too. There is a pass-pantry between the dining room and kitchen such as many women like because it helps keep cooking noises and odors out of the living portion of the house. The housewife who sews very much will find the upstairs sewing room a sure means of keeping the muss out of her bedrooms.

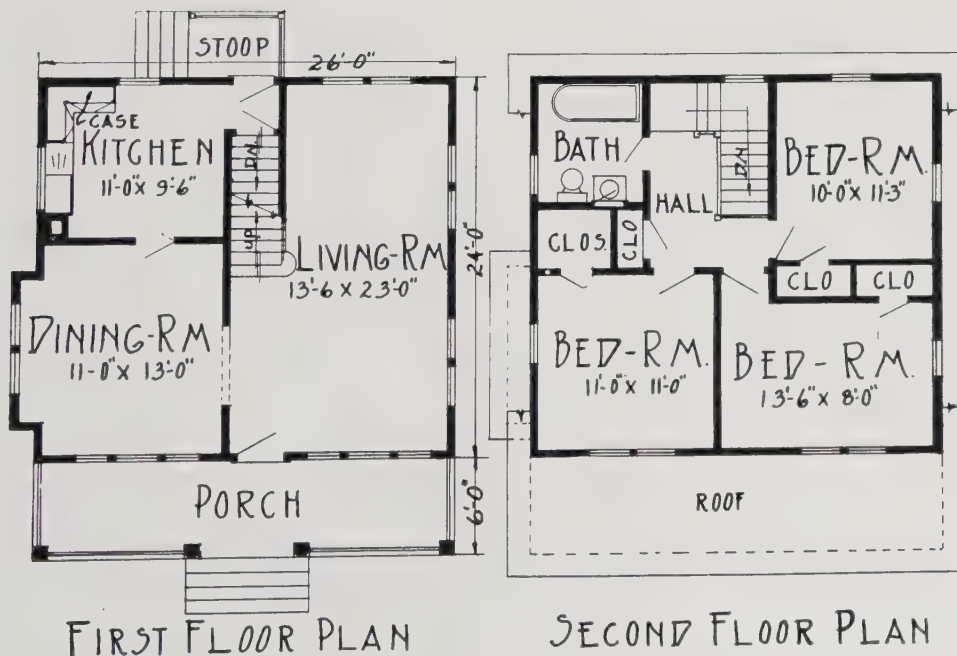
*The
Fullerton*

FIREPLACES in the corners of rooms are much commoner in old houses than they are in new ones, for some reason or other. Possibly modern house planners are afraid to depart from rigid symmetry in laying out their rooms. This is a mistake, for such departures as the corner fireplace add interest to the room and increase its livability. In the living room here, for example, the family can easily gather around this fireplace in perfect comfort, and yet this room is not a large one: With the fireplace in the corner, however, one wall of the room is not broken up; instead, space is left for movable furniture.





MULLION WINDOWS MAKE A BRIGHT DOWNSTAIRS



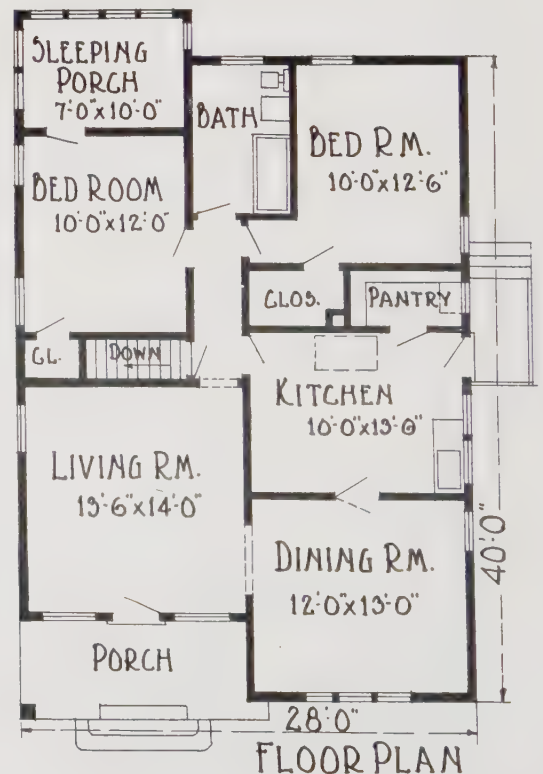
YOU really don't need a sun parlor in a house like this one, for the double and triple windows in the living room almost make a sun room of it. The dining room is equally well supplied with such openings. If you have good views from your house, The Cherokee is a good plan to think about, for it will help you enjoy them. Even the kitchen has windows on two sides and the one over the sink is of unusual width.

*The
Cherokee*



BOTH THE DINING ROOM AND LIVING ROOM FACE THE STREET

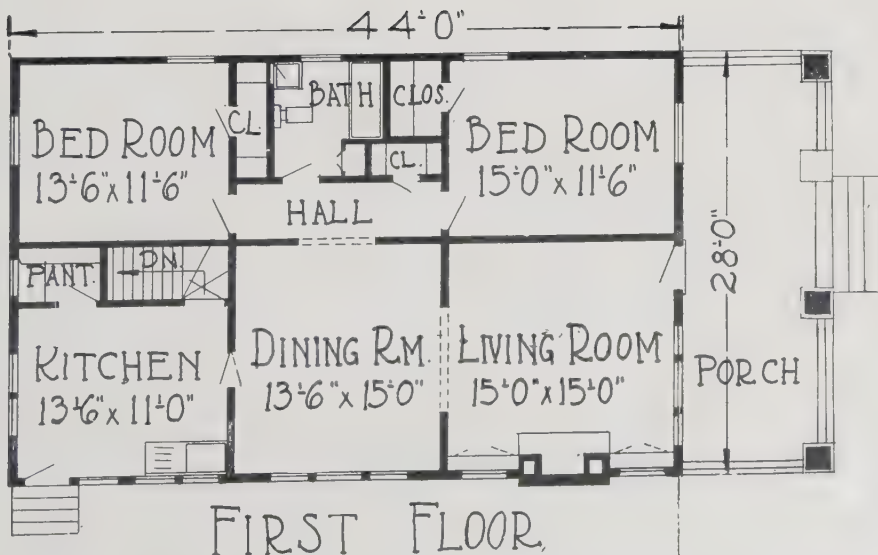
THIS allows the sleeping quarters greater privacy in the rear of the house, and provides interesting outlooks for the living quarters. An end of the porch is latticed in, making this outdoor room private, too, especially when the house is built on a 35 or 40-foot lot. The location of the bedrooms in this house is much better than in the average bungalow or one-story plan. They are completely separated from the living quarters, even to the point of having closets, the pantry and the stairway between them and the other rooms, the more effectively shutting out noises from one room to the other. The bathroom at the end of the hall is conveniently reached from the living room or kitchen and yet is in close relation to the bedrooms.



*The
Guthrie*



ROOMY BUT NOT AS WIDE AS IT LOOKS



YOU can build this house on a very narrow lot, for it is only 28 feet wide without any projecting wings or bays, yet the house looks large and is very roomy inside. The daylight pantry is a desirable addition to the kitchen. Notice that every room in the house except the dining room—where it is least needed—has windows on two adjacent sides, allowing cross light and ventilation for the room. A large hall closet is a convenience in the sleeping quarters of the house.

*The
Knowlton*



FOR THE LOT THAT IS BOTH NARROW AND SHALLOW

IN some communities The Almont could probably be built on a 25-foot lot, for it is only 22 feet wide, without any projections except that of the roof. It can be built on a very shallow lot, too, for not only is the house itself very shallow, but there are no rear porches or entry that require space in the rear. Groceries and such are delivered through the grade door and at the entry landing there is space for a table where they can be placed. The kitchen door can be locked and the grade door left open and such deliveries can be made when the occupants of the house are away. In the servantless house this arrangement is often a convenience to the housewife

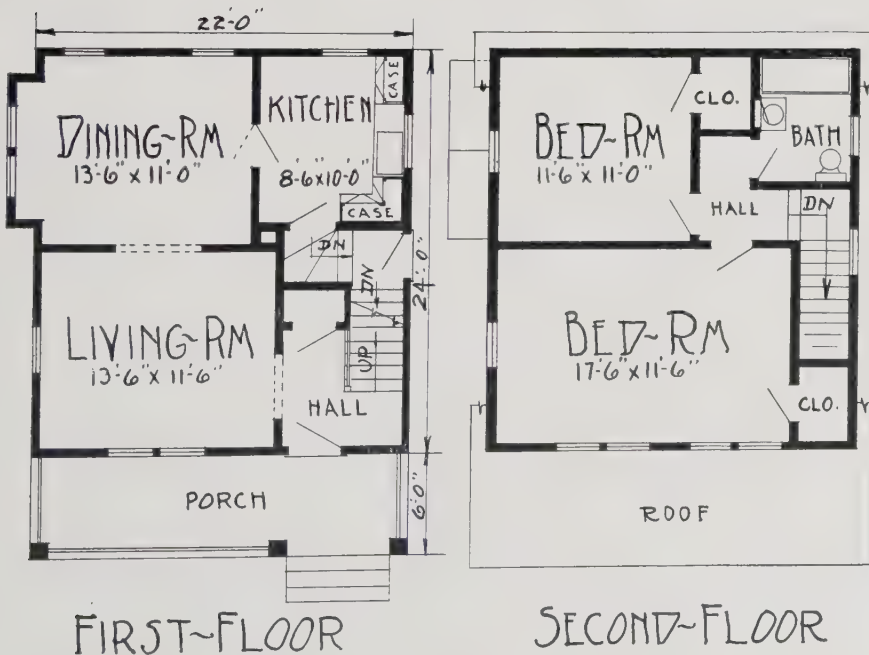


FIRST-FLOOR-PLAN SECOND-FLOOR-PLAN

*The
Almont*



TWO BIG BEDROOMS INSTEAD OF THREE LITTLE ONES



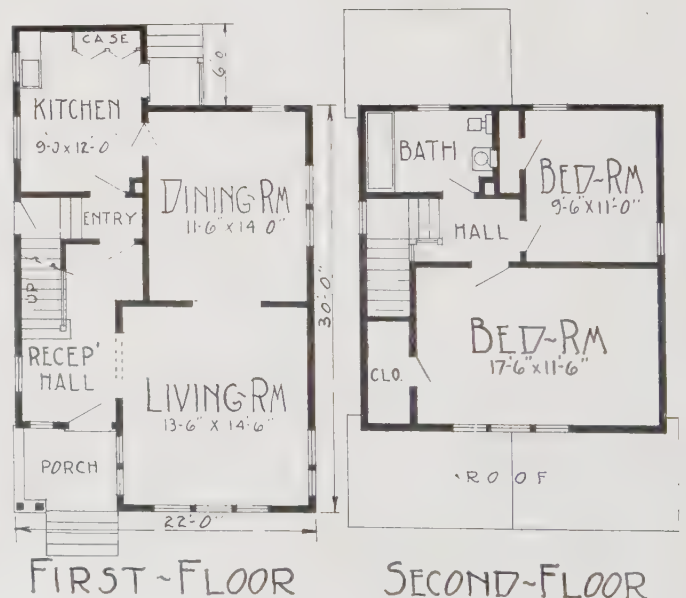
IF you look on the house you are going to build as something more than a dormitory and you feel that you would prefer two good sized bedrooms to three small ones, then this plan will be of interest to you. The master's bedroom is larger than the living room downstairs; as a matter of fact, it can be used as an upstairs living room as well as a bed chamber. The other bedroom is of the right size for ordinary purposes, and both have good sized closets. Note also the large coat closet in the downstairs hall.

*The
Montrose*



ONE END OF THIS LIVING ROOM IS A SOLARIUM

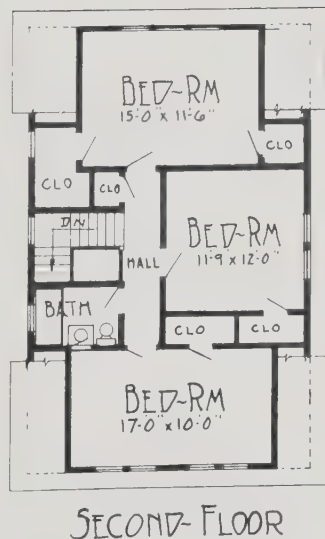
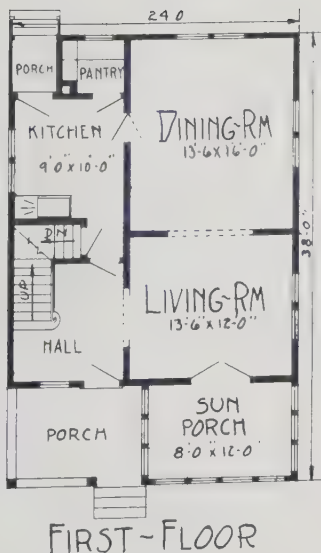
FOR a house whose main body is only 22 feet wide and not much longer than that, The Decatur contains a great deal of livable space. It has a little porch to protect the front entrance, and on the inside a reception hall with space enough for a hat tree in the front corner and perhaps a coat rack in the back. This hall keeps drafts from the front door and from the stairway, out of the living room. With the entry it also provides direct access from the kitchen to the front door. The mullion windows in the front of the living room make a veritable sun parlor out of that end of the room. Another commendable feature of the downstairs layout of this plan is the location of the kitchen where it is far away from the living room. Also see what fine closets the bedrooms upstairs have.



*The
Decatur*

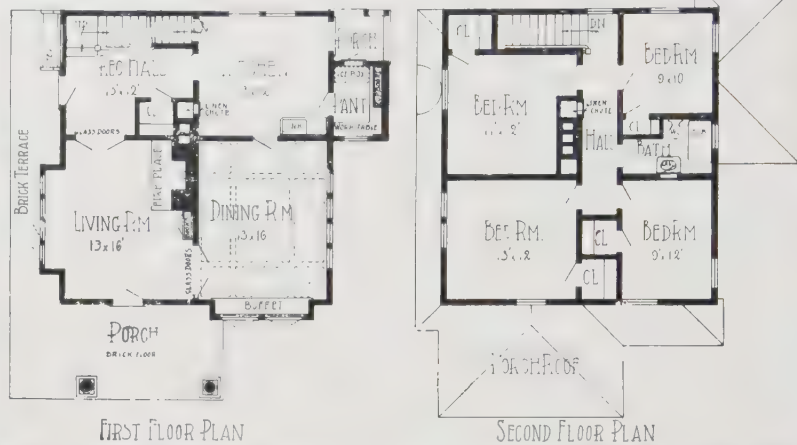


IN THIS PLAN THE SUN PORCH IS A SEPARATE ROOM



THIS plan and the one on the facing page have much in common. Here is a bigger house, however, and so the sun porch is separated from the living room instead of being one big room with it, as it might be if you prefer. French doors fill the opening between the rooms, so light from the solarium reaches the living room and these doors make a wide opening when you want to throw the rooms together. The Portland has an exceptionally large dining room, with double windows on adjacent sides, flooding the room with light and insuring cool breezes for it in summer. A daylight pantry for the kitchen is another feature of the downstairs plan here which you will appreciate when you see how useful it is for kitchen storage. Upstairs are three commodious bedrooms, and the rear chamber has two closets, one of them with a window all its own.

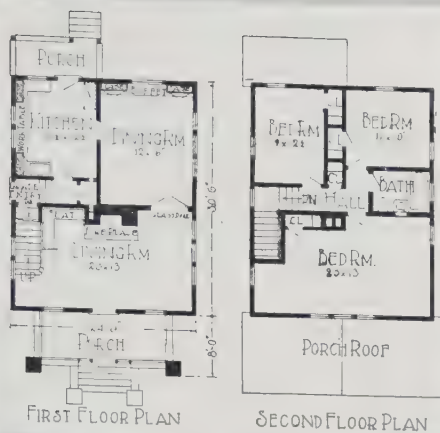
*The
Portland*



S Q U A R E H O U S E W I T H H I P R O O F

The Randolph

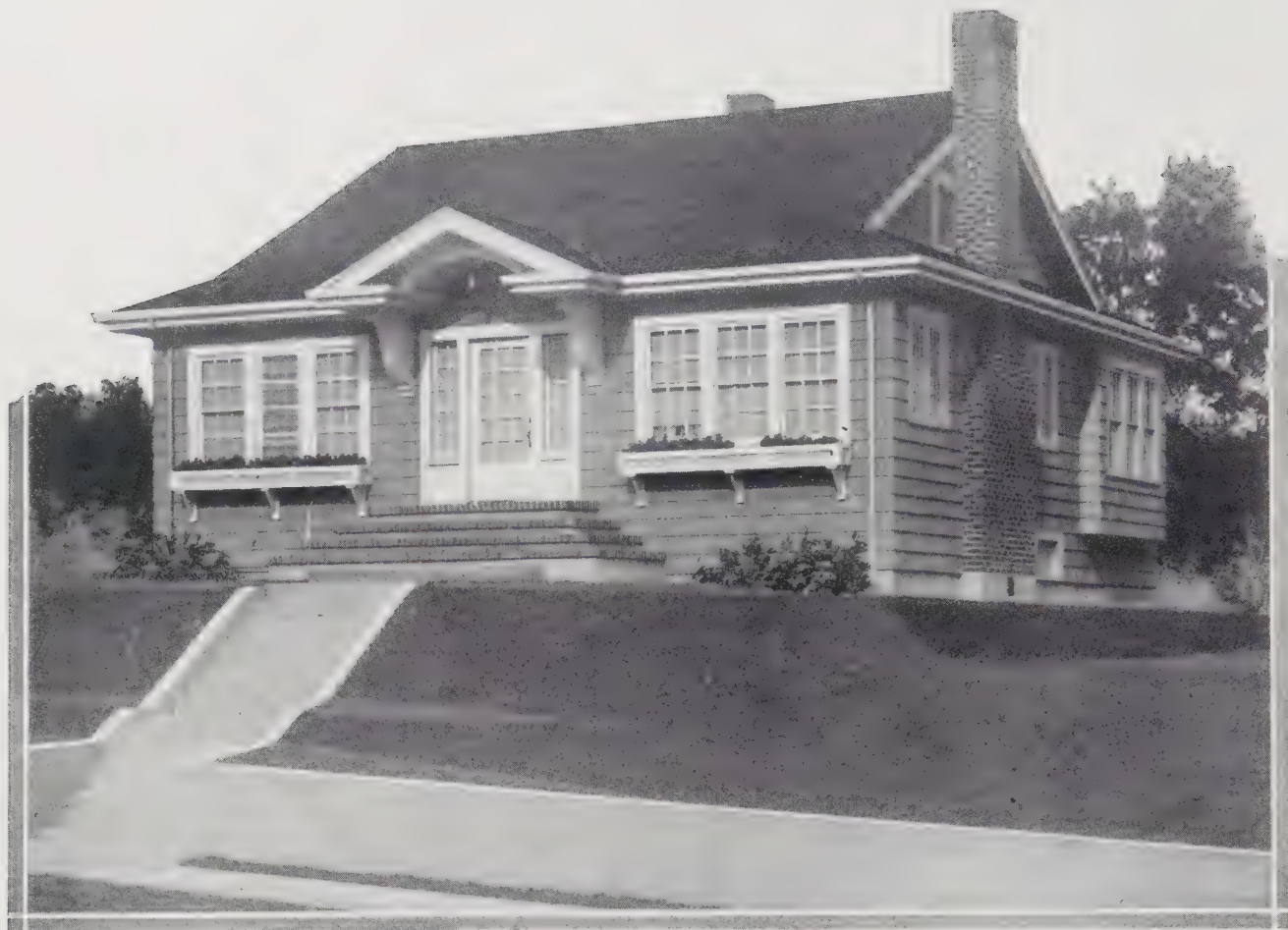
THE overall dimensions of this house are 29 feet 6 inches across the front by 27 feet 6 inches from front to back. The side porch shown in the picture makes it a little wider, but it will easily fit a 50-foot lot. A brick terrace extends across the front from the entrance to the porch. The four upstairs bedrooms are enough for a large family.



SIX ROOMS FOR THE 30-FOOT LOT

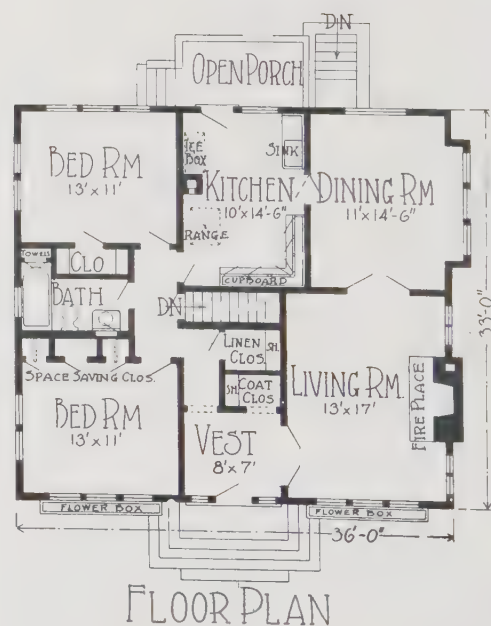
MORE can be done with a house on a narrow lot than many people realize. See what this plan offers, for example. Downstairs there are a big living room with windows on three sides and a fireplace; a big dining room with cross-corner light; a kitchen big enough for the family to eat hurry-up meals in; and upstairs there are three bedrooms and a bath.

*The
Alton*



LIVING ROOMS AND SLEEPING ROOMS SEPARATED

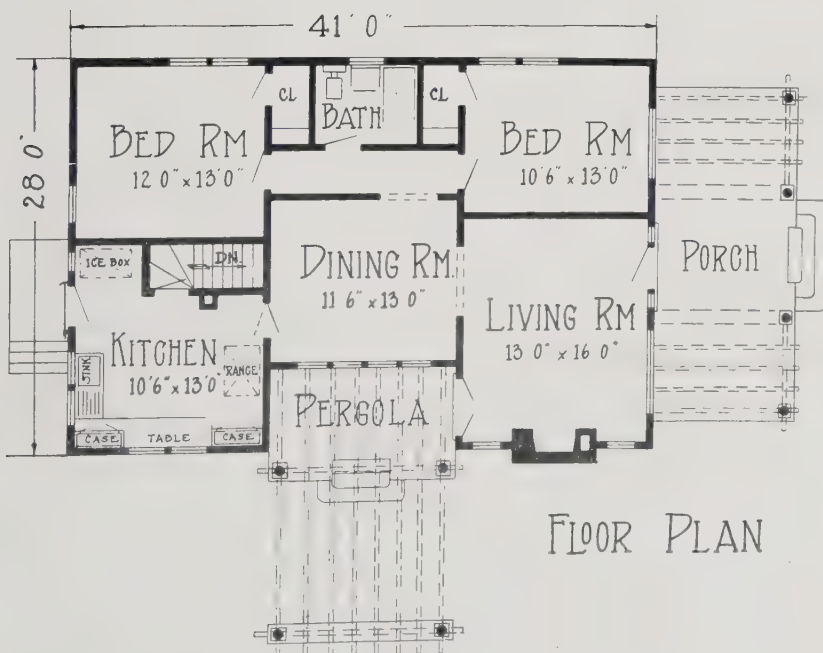
JUST how to separate the daytime part of the house from the nighttime part in the bungalow, where all the rooms are on one floor, is often a perplexing problem. You will approve the manner in which it is solved in this plan. The bedrooms and bathroom are separated by two walls and some eight or ten feet of space from the living room and dining room. This arrangement makes possible a generous vestibule and commodious coat and linen closets. It also gives you a large kitchen with space enough for wide cupboards so you don't need a pantry.



*The
Manson*



MAKING THE DINING ROOM A CENTRAL FEATURE



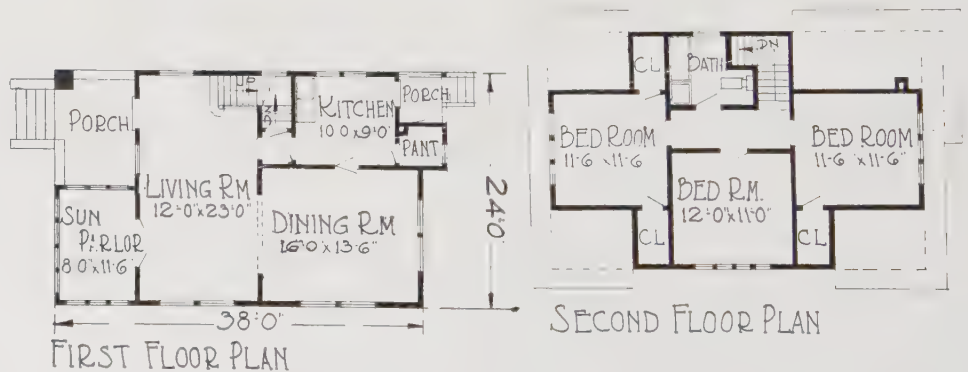
IF you could see this bungalow as actually built you would like the dining room especially. It is in the center of the house but one side is all windows and you look through them onto a brick terrace covered by a pergola which also extends over the driveway to the garage. The effect is very pleasing. An advantage of this house is that you can face it in any direction.

*The
Elkins*



ONLY 24 FEET WIDE, YET SIX GOOD ROOMS

WHEN the entrance and stair are at one and the same end of the living room, and when the living room is as large as it is on this plan, there really is no need for a reception hall. People coming in and out of the house or using the stairway cannot disturb others sitting in the room. With the wide opening between the dining and living room and with the sun parlor handy, it is likely that the end opposite the stair and entrance will be the most used part of the living room. The arrangement of the three bedrooms upstairs is unique. One of the closets in the bedroom with two closets could be used for the middle chamber if desired, a door being cut through for the purpose.

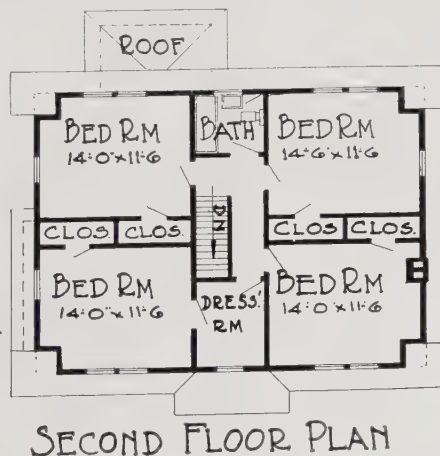
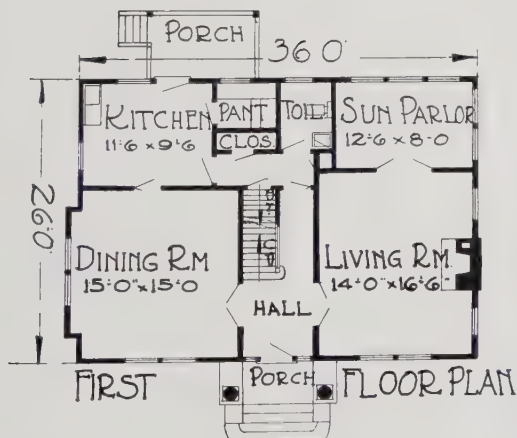


*The
Logan*



FOUR BEDROOM HOUSE WITH DOWNSTAIRS TOILET

IN this gambrel roof house are indeed all the comforts of home. A central hall permits direct access to the kitchen, the downstairs toilet, and the basement stair. The closet can be used either for coats or in connection with the kitchen. A large sun parlor supplements the living room and a pantry off the kitchen provides storage space for food supplies and kitchen accessories. The dressing room upstairs has a window of its own so it can be used as a baby's room if so needed. It is reached from three of the bedrooms via the hall and is directly connected with the fourth chamber.

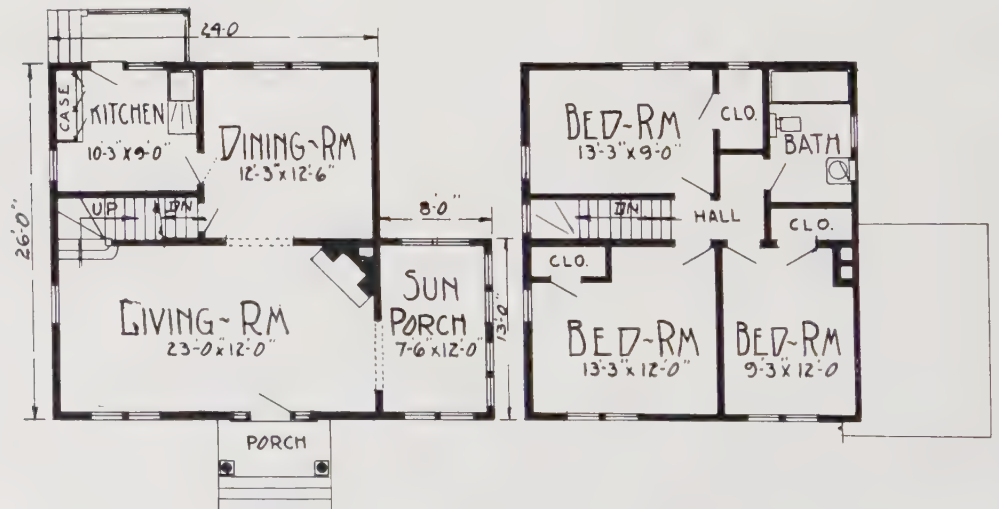


*The
Martel*



LOOKS LARGE AND IS LARGE BUT NOT IN COST

BY incorporating the sun porch under the main roof of the house, a broad front is produced that makes this little house look quite large. Indeed, it is large inside, for there is no hall space that prevents commodious rooms. The living room and the main bedroom are much larger than similar rooms in many houses of greater dimensions. Yet The Otis is not a costly house to build. Except for the sun porch projection its walls have no jogs and only one small dormer breaks the expanse of the roof. The location of the fireplace in one corner of the living room leaves wall space on the sides for living room furniture.

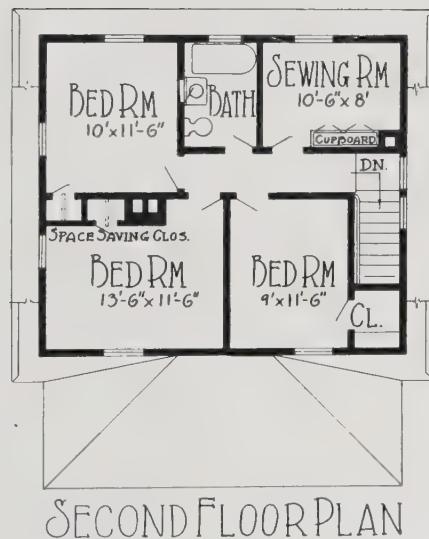
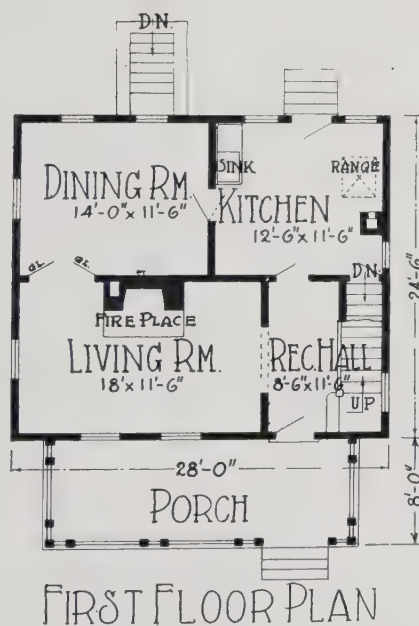


*The
Otis*

FIRST-FLOOR-PLAN SECOND-FLOOR-PLAN



YOU CAN FACE THIS HOUSE EAST, WEST OR SOUTH



IF you face it east, then you can enjoy the porch in the afternoon on summer days and at night the two principal bedrooms get the breeze from the south. If you face it west, the morning sun will cheer your breakfast in the dining room. It would be best, however, to reverse the plan for a west front so as to have the reception hall and kitchen on the north. It should be reversed, too for facing south, unless you like a west dining room. The house ought not face the north because of the porch, which would shut off too much light from the living room.

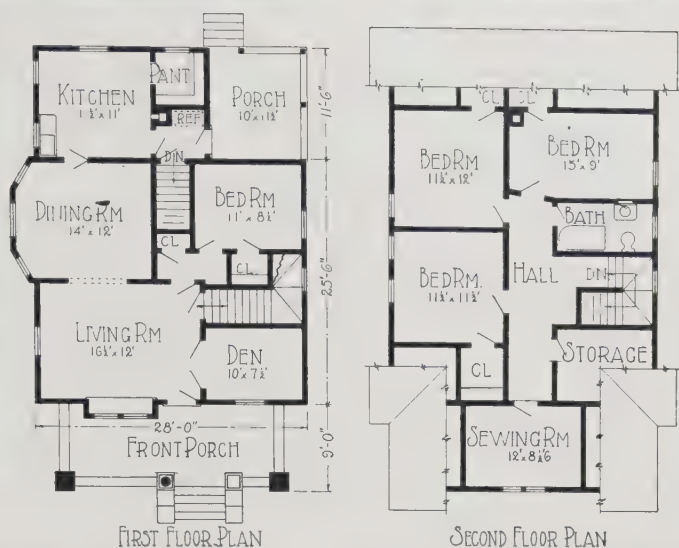
*The
Livonia*



UP-TO-DATE IN EVERY PARTICULAR

The Portsmouth

BIG living room with a fireplace and screened porch adjacent; central hall; large kitchen with daylight pantry on the first floor; four good bedrooms, each with a big closet; and a large sleeping porch make this house very desirable for the large family. In addition to these features, there is a large, well lighted and ventilated attic for storage or maids' rooms. The exterior is an appropriate expression in wide drop siding, of the convenient arrangement within.



SEVEN MAJOR ROOMS AND MANY MINOR ONES

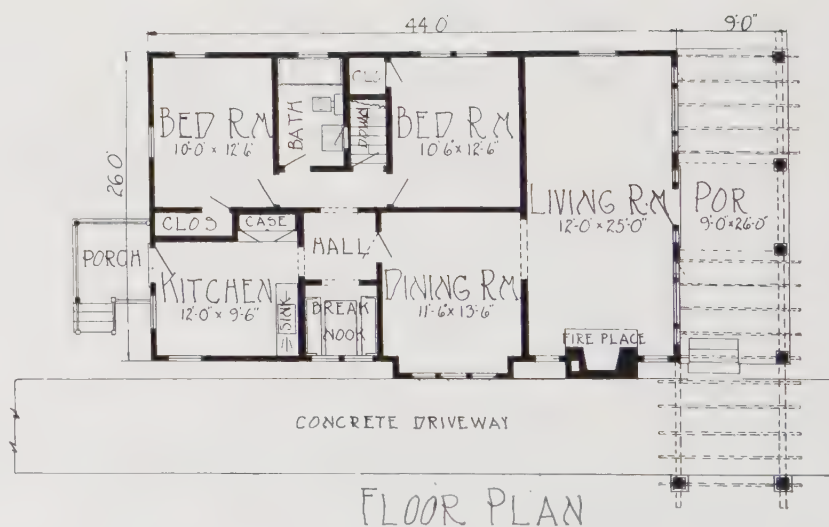
IS there any wonder this is a popular plan? Another reason is because all this house can be built on a 40-foot lot; in some places on 35-foot lot. With such a plan available there is no reason why even the large family cannot be comfortably and adequately housed. Note how the downstairs bedroom is put within easy reach of the bathroom by being near the stairway. The location of the stair to the basement is also advantageous.

*The
Hilton*



WIDE WINDOWS IN A WIDE LIVING ROOM

HAVE you a good front view from where you intend to build, or do you like a living room which commands a full view of the road or street in front and from windows on the ends? If so, look at this plan. Here is a living room with light and ventilation from windows on three sides. It is bound to be cool in summer and bright in winter. The fireplace is on one end, making a sort of ingle nook of that end of the room. The rest of the house is just as carefully thought out as the front part.

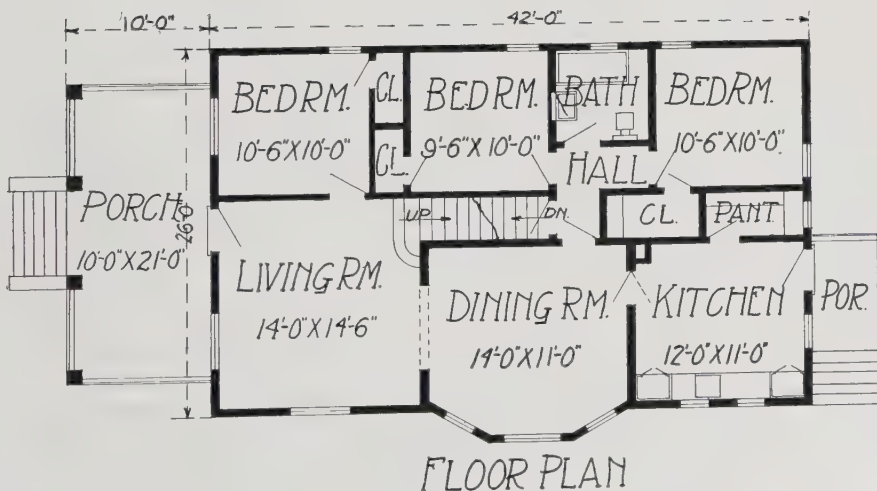


*The
Odell*

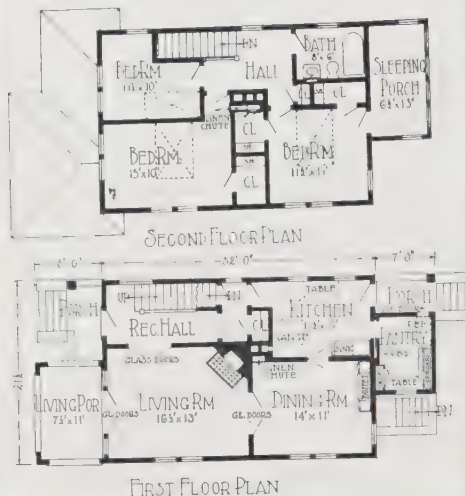


IF YOUR CAPITAL MUST BE CONSERVED

IF capital must be conserved, this house will meet the requirements well. While all frills are dispensed with there is no stinting the livability of the place. It has three bedrooms which should provide for a family larger than the average. The dining and living rooms can be used as one room should neighbors and friends come in for an evening.



*The
Norton*



COUNT THE ROOMS HERE YOURSELF

*The
Alida*

ALL in a house with a frontage of only 21 feet 6 inches you get a reception hall, a living porch, a pantry, and a sleeping porch in addition to six major rooms. The front porch would be easy to screen for summer use and easily glazed for winter, since its openings are perfectly rectangular and no special millwork is required. While the exterior is shown in stucco the house could be built economically in wood, because of its straight lines and even dimensions.



ONLY 26 FEET WIDE WITHOUT THE SUN PORCH

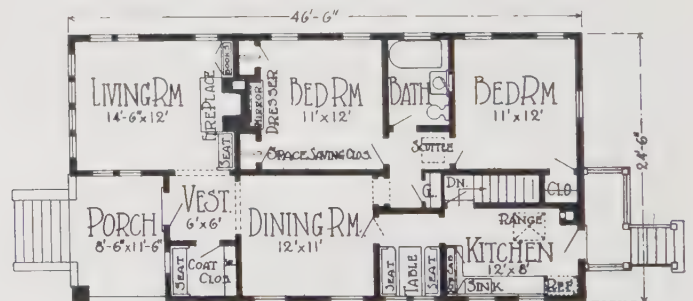
AND it's only three feet more in depth. When you consider that you get seven rooms in that, and every one of them commodious and generously provided with windows for light and air, then you can appreciate the value of this compact plan. The closed stairway is a space and money saver. It is equally accessible from kitchen and front hall.

*The
Goodnow*



THERE'S A REAL PLACE FOR COATS AND THE TELEPHONE

SO many bungalows are stingy with front hall closet room, and often the telephone has to be put where it is always in the way and where a person talking on it has as much privacy as a broadcast announcer. Not so in this bungalow. The hall closet has a world of room for coats and includes a built-in seat which can have a chest beneath for children's toys, overshoes and such. This closet offers as much privacy as a booth for the telephone but more comfort, since it is big and has a window of its own for light and air.



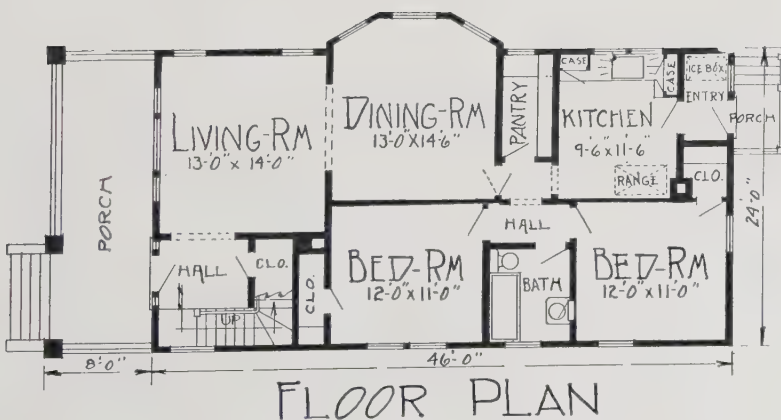
FIRST FLOOR PLAN

*The
Gilman*



EXTRA BEDROOMS UPSTAIRS IF YOU WANT THEM

THIS is, to all appearances, only a five-room bungalow, and only 24 feet wide at that, but because of the large roof and the dormers, there is space enough upstairs for two extra bedrooms and perhaps a bathroom, if you want them. The second floor is easily reached by a stairway in the front hall. Note, also, the large coat closet in this hall. A desirable feature of the downstairs bedrooms is their complete isolation from the living quarters.

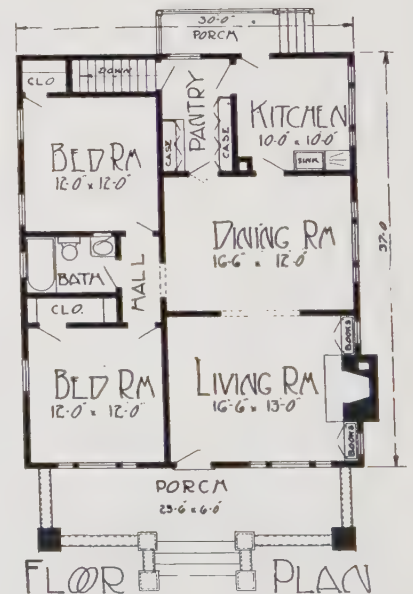


*The
Stanley*



PLENTY OF PANTRY SPACE FOR THESE FIVE ROOMS

PANTRY cases usually cost less and hold more than china and glass cabinets, and unless one already owns such cabinets and has beautiful china and glassware to display, then the most sensible arrangement is such a one as you see in this plan. The pantry provides a storage space for dishes and glass and silverware, as well as for food supplies and keeps them where they are equally handy to the dining room and kitchen. The dormer on this house could be omitted, if economy is necessary, without injury to the design.

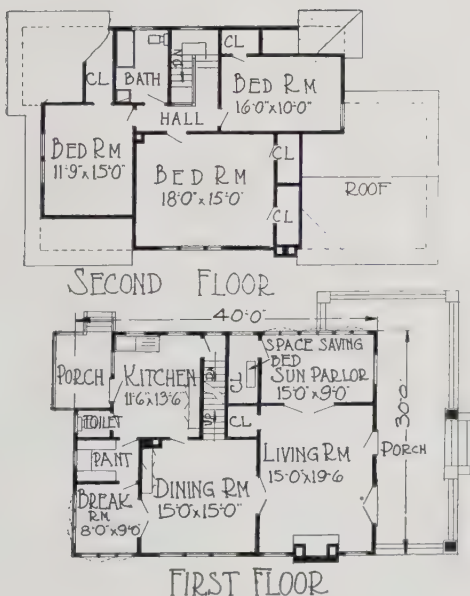


*The
Scranton*



AN EMERGENCY DOWNSTAIRS BEDROOM IS A CONVENIENCE

PROBABLY there never was a house that had too many bedrooms for every emergency. To get out the old cot or to "bunk" on the floor when the house is overcrowded is no longer necessary—at least not in this house. Just pull out the bed behind the sun parlor closet door, and you have an emergency bedroom downstairs. With the many windows in the sun parlor you have practically a sleeping porch. There are other good things about this plan, too; the location of the breakfast nook being one. This nook has triple casements on both sides.

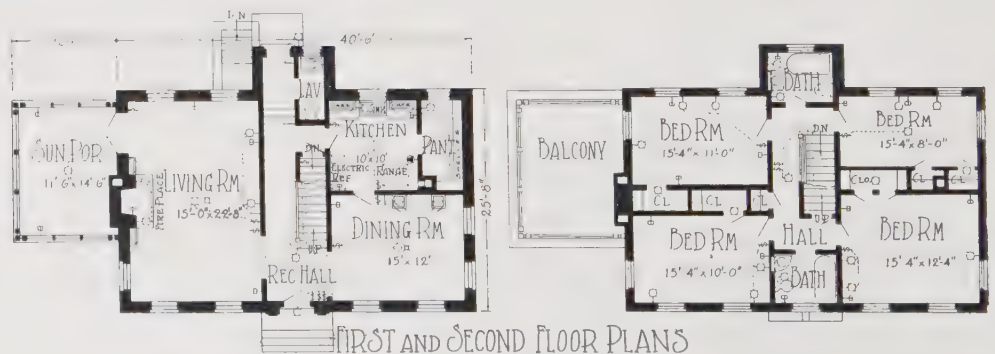


*The
Ripley*



WITH THE FINER DETAILS OF THE OLD COLONIAL MANSION

EXTERIOR beauty as well as interior comfort has been a consideration in designing and planning this house. The entrance, the small dormers, the narrow projection of the roof at the gables and the balustrade around the sun porch are, with the window blinds and divided light windows, thoroughly in keeping with the Colonial style. The plan is much better than that of many central-hall houses. There is a downstairs toilet and upstairs two full bathrooms for the four bedrooms.

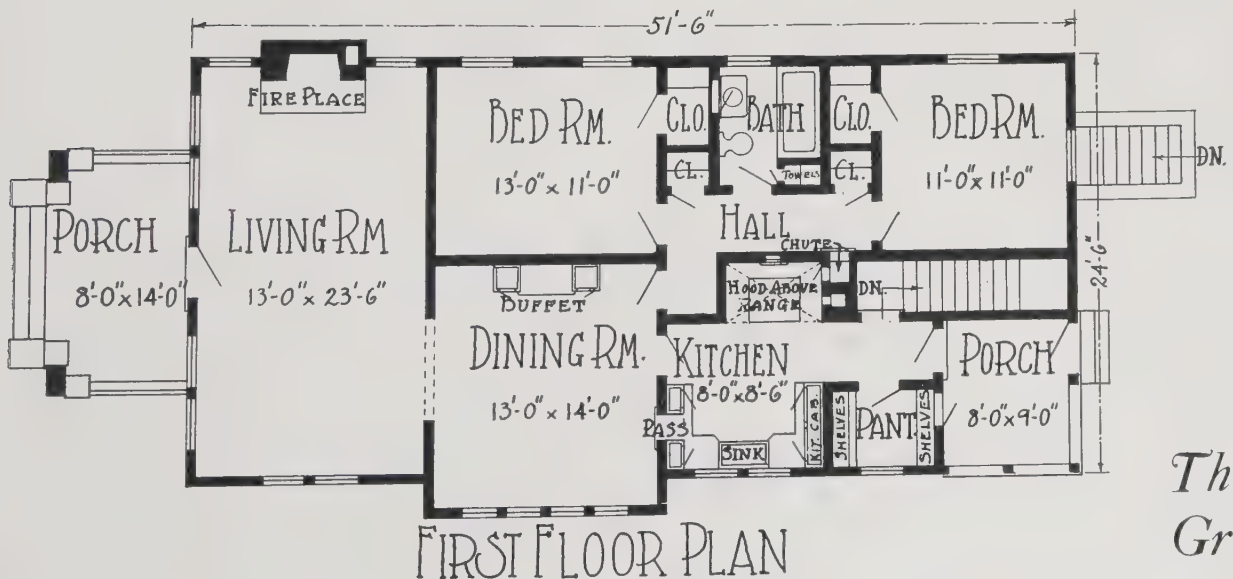


*The
York*



ANOTHER FAVORITE WITH THE INVESTMENT BUILDER

ONE reason why houses like this five-room shingled bungalow are popular with the man who builds to sell is because they fit well on small lots. The main body of this bungalow is only 24 feet 6 inches wide and it can be built on the 35-foot lot with room to spare. Effective use has been made in this design of shingles for the wall covering, and the overhanging roof is becoming to the height of the house and by having an open cornice deepens the shadows about the eaves.

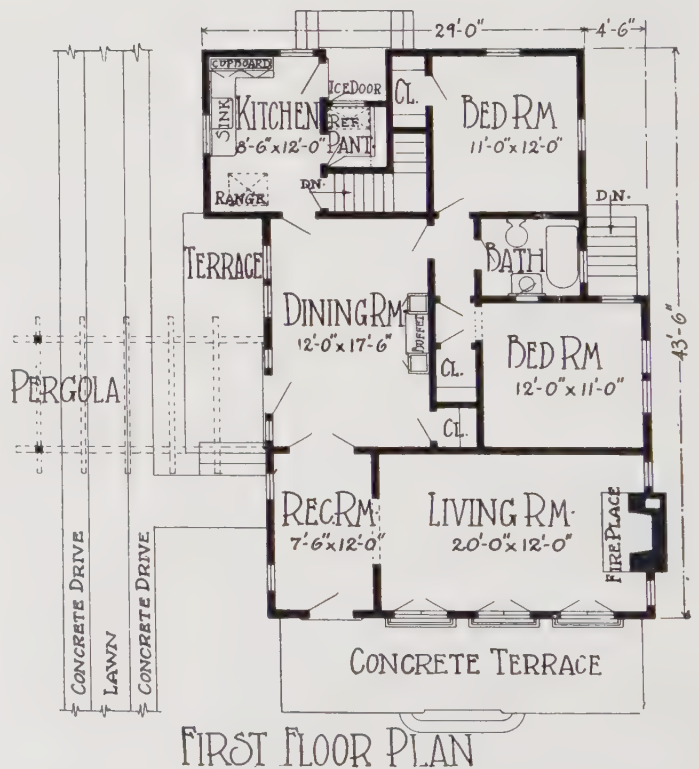


*The
Groton*



CROSS-CORNER LIGHT AND VENTILATION

IN many a bungalow plan one of the bedrooms has to put up with windows on only one side. By careful planning, cross-corner light and ventilation are provided for both of the bedrooms in this cottage. In fact every room in the house has windows on two sides except the dining room and the effect there is the same, for it is connected directly with the reception hall.

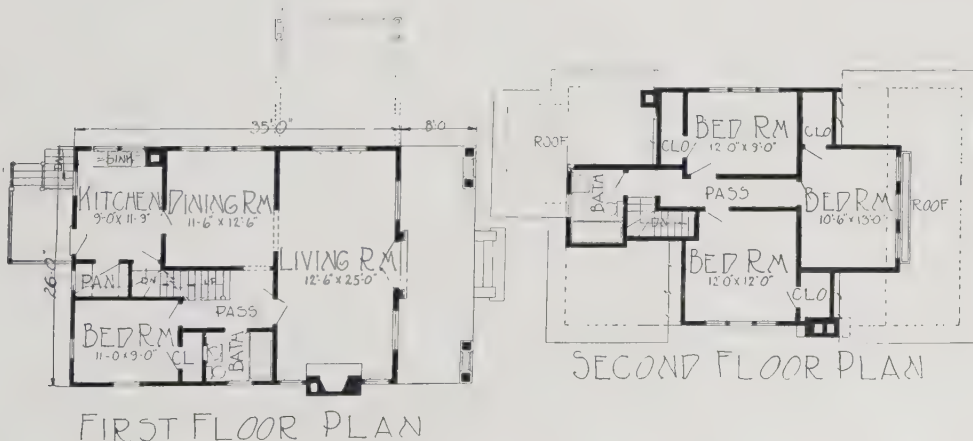


*The
Preston*



FOUR BEDROOMS AND TWO BATHS FOR A 35-FOOT LOT

DOES that sound impossible? See how it is done in this story-and-a-half house which is only 26 feet wide and only 35 feet long. The living room extends the entire width of the house, thus having windows on three sides; the fireplace is properly situated at one end of the room. The downstairs bedroom has a bath all its own. This bathroom can, however, be reached directly from the living quarters of the house for daytime use. The location of the upstairs bathroom at the end of the hall puts it within easy reach from any of the three bedrooms.



*The
Morrill*



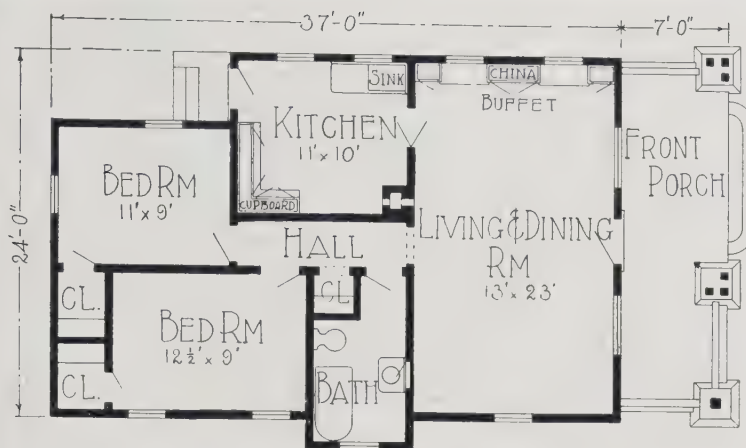
FLOOR PLAN



NEAT NARROW LOT BRICK BUNGALOW

*The
Watkins*

THIS house has been designed especially for a narrow lot or for a wider lot where the garage must be reached from the street. It is 26 feet 6 inches wide and 47 feet long, not including the porches front and back. Observe that there is an open entrance porch in addition to an enclosed living porch, the latter being an important supplement to the living room.



FIRST FLOOR PLAN



NO NEED FOR A DINING ROOM

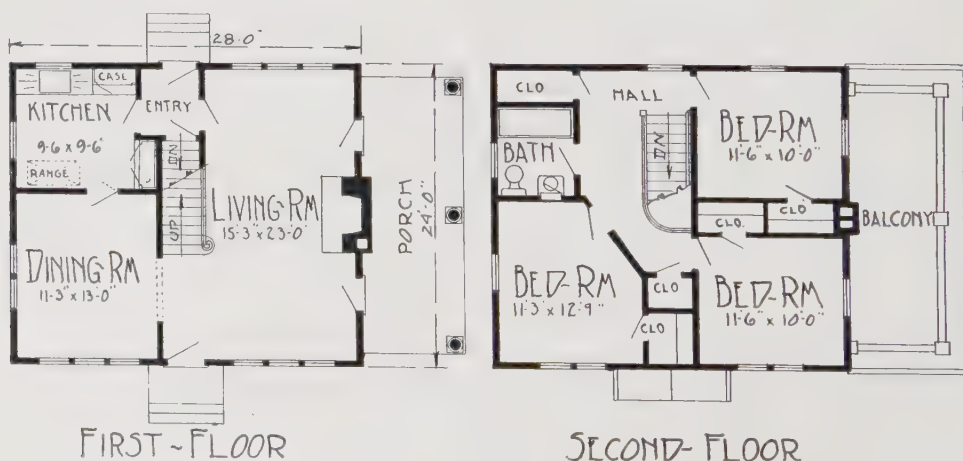
THE big living room can serve as both living room and dining room where there are many at meals, but ordinarily the family can eat in the good sized kitchen. The space thus saved goes into a second bedroom, which enables this small, inexpensive home to accommodate a larger family.

*The
Quinton*



THIS PLAN CENTERS AROUND A HANDSOME STAIR

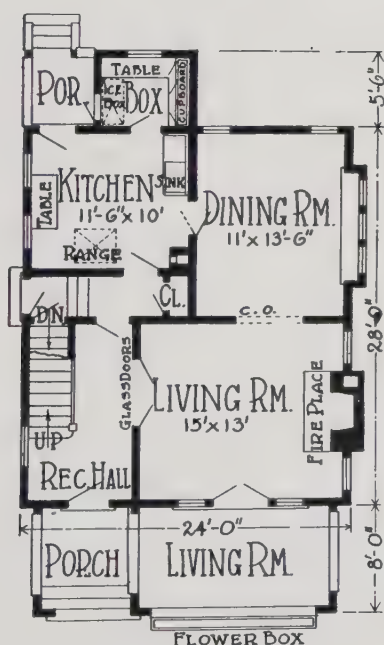
DID you ever stop to realize what a handsome stairway can do? It is the largest and most dignified architectural detail in the home, and if its parts are tastefully chosen it can be made a very distinctive feature of the interior. In this plan the fine open stairway, with its spiral newel is not only attractive on the first floor, but upstairs there is a hall and a graceful balustrade closes off the stair well. The effect from both floors is impressive. While admiring this arrangement, however, do not overlook the size of this house. It is a very small house, yet you will find commodious rooms inside.



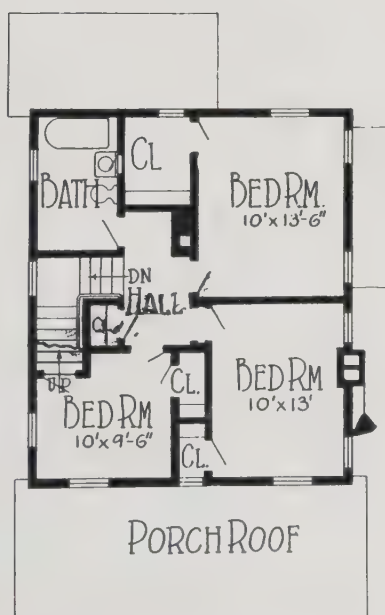
*The
Winslow*



SIX GOOD ROOMS AND A STORAGE ATTIC



FIRST FLOOR PLAN



SECOND FLOOR PLAN

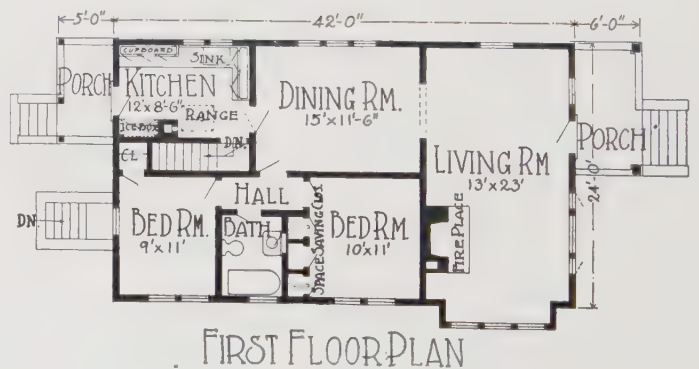
THE living porch is enclosed by glass in winter and screens in summer and is connected with the living room in such a way as to make one big room of the two. Note the cross-corner light and ventilation in each of the three bedrooms.

*The
Inman*



NEARLY 400 SQUARE FEET OF LIVING SPACE IN THIS HOUSE

THAT is an achievement in a house only 24 feet wide. It is done, you see, by running the living room clear across the front. This makes it possible to have windows on three sides of it, insuring plenty of breeze in summer and sunlight in winter. The fireplace is at one end where the family can gather around it and not be disturbed by anyone using the front door. The front bedroom has an unusual feature in its three space saving closets.

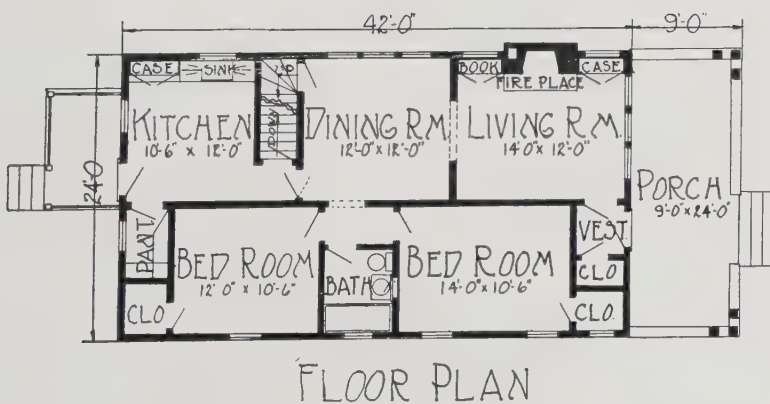


*The
Curlew*



FINISH THE SECOND FLOOR LATER IF YOU LIKE

ONLY the first floor plan is shown here, but there is plenty of room upstairs for another bedroom or two if they are needed. The stairway goes up out of one corner of the dining room. Both of the first floor bedrooms are large and are of the right shape for placing bedroom furniture to best advantage. One of them has a daylight closet. Note the compact arrangement of the bathroom and how a built-in tub would fit into this room.



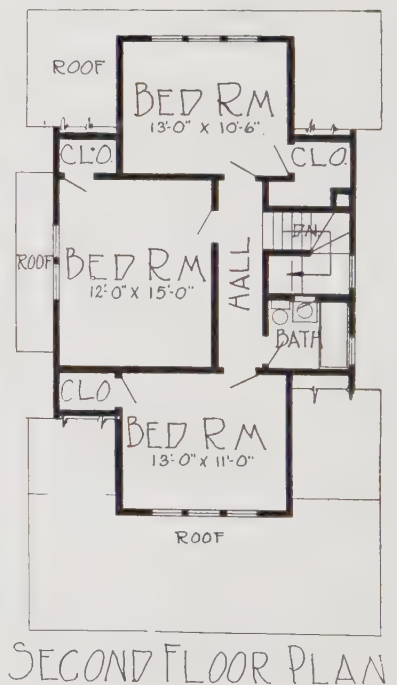
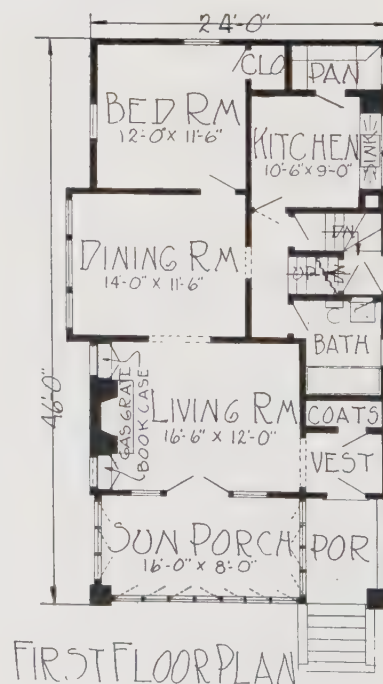
*The
Sardis*



STORY-AND-A-HALF WITH FOUR BEDROOMS

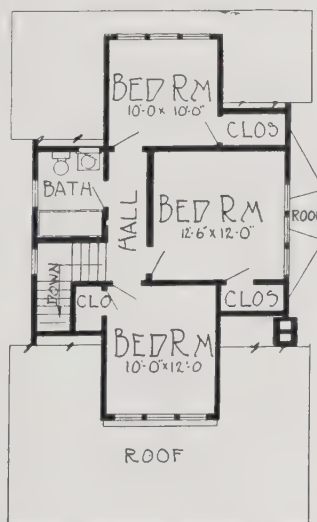
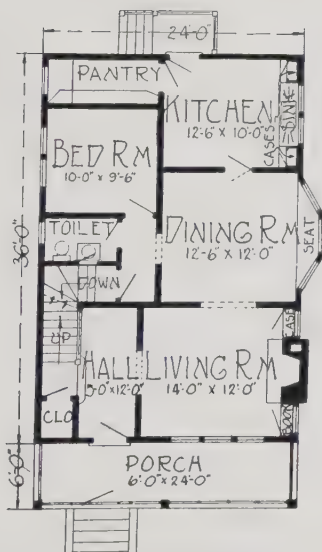
ONE of the bedrooms is downstairs. It has cross-corner ventilation and light and from that standpoint is the most desirable bedroom in the house. The three other chambers are on the second floor and all are within easy reach of the second floor bathroom. Though this is, in the number and size of the rooms, a large house, yet it can be built on a narrow lot.

*The
Somers*





DOWNSTAIRS BEDROOM AND TOILET IN THIS HOUSE



FIRST FLOOR PLAN SECOND FLOOR PLAN

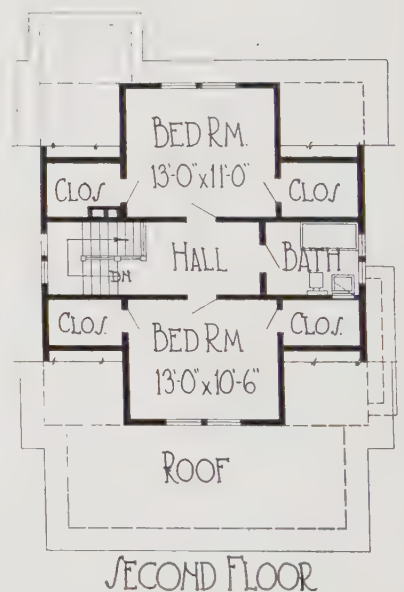
THIS house gives little outside indication of containing four bedrooms in addition to the full complement of other rooms, yet that many are provided for in the floor plans and without cutting down the size of the other rooms below livable proportions. The downstairs bedroom, with its lavatory, is a feature that will be appreciated by many. If you can use a smaller pantry, a part of the one shown on the plan could be made into a closet for the bedroom.

*The
Humphrey*



TWO CLOSETS FOR EACH UPSTAIRS BEDROOM

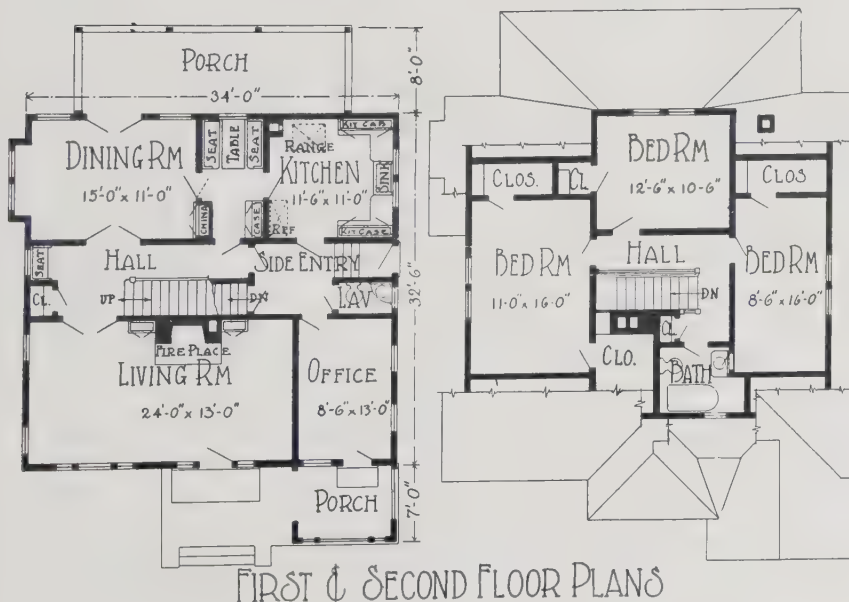
THAT is a feature that appeals to many people. It often helps sell a house and certainly big closets are useful for storage when there is no attic. The downstairs plan here is good, too. With the entrance in one corner of the living room anyone coming in or going out doesn't disturb those seated in the room. The door to the kitchen is in another corner and directly opposite the entrance door.



*The
Minot*

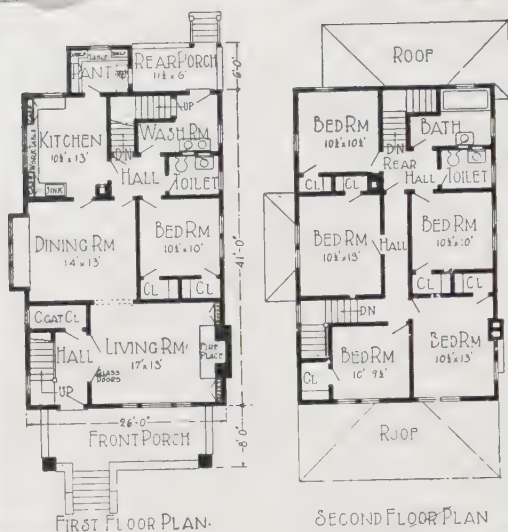


NEED AN OFFICE IN YOUR HOME?



MANY physicians and other professional men, also some business men and farmers, need office space in their homes. But how to get it without interference between the office and house is the question. A very satisfactory solution has been found in this plan, where the office has a separate entrance and is entirely distinct from the house, yet convenient to it. The lavatory is usable from both office and house.

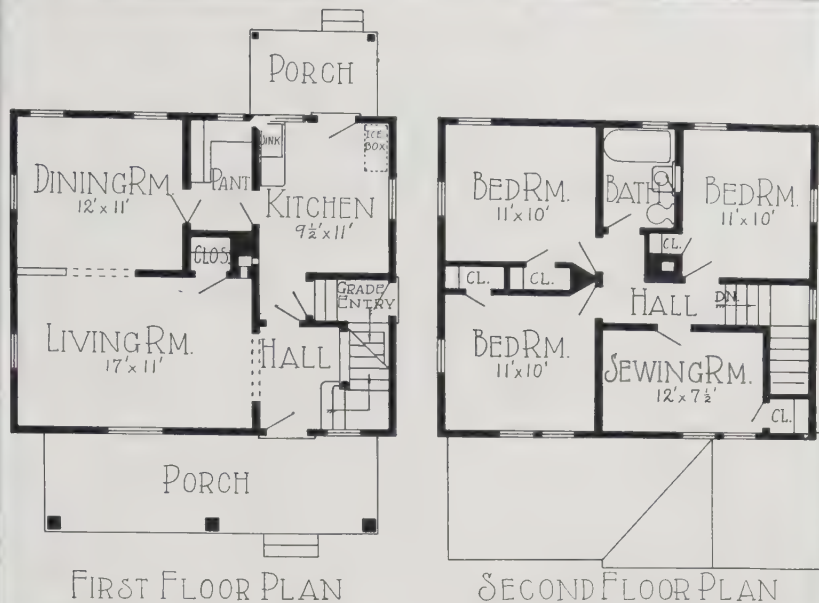
*The
Neola*



SIX-BEDROOM HOUSE FOR FARM OR CITY

*The
Dudley*

FOR the farm, because of the washroom where farm help can wash up and go directly into the dining room instead of through the kitchen, and because of the bedroom and toilet on the first floor. For the city, because the house is only 26 feet wide on the ground and will fit a lot as narrow as 35 feet with room for a driveway to spare. This house is larger than it looks, for its frontage is comparatively small.



A PRACTICAL SEVEN-ROOM HOUSE

IN size 28 by 23 feet on the ground, this house is compact and economical, at the same time containing a surprising amount of usable living space very conveniently arranged. For instance, the grade entry is on the side of the house and permits access not only to the hall and kitchen but to the basement via an inside basement stair which is directly beneath the main stairway. The large pantry between the kitchen and dining room can be used as either a pantry or a breakfast nook. The sewing room upstairs is so large that it can just as well serve as a child's bedroom.

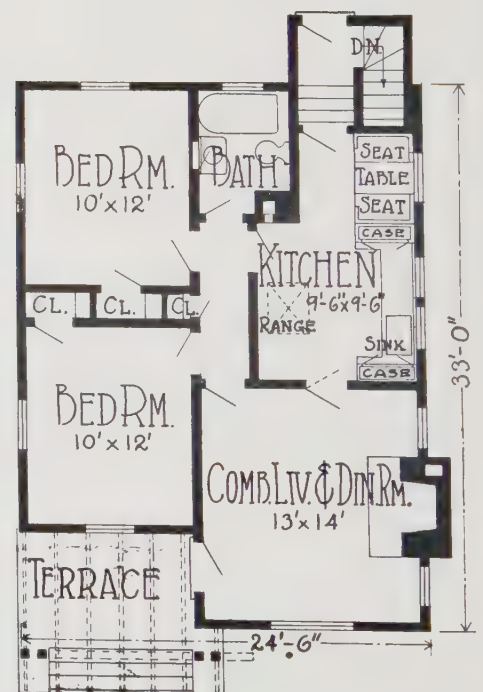
*The
Ewing*



FOUR ROOMS IN WHICH EXPENSE IS CUT DOWN

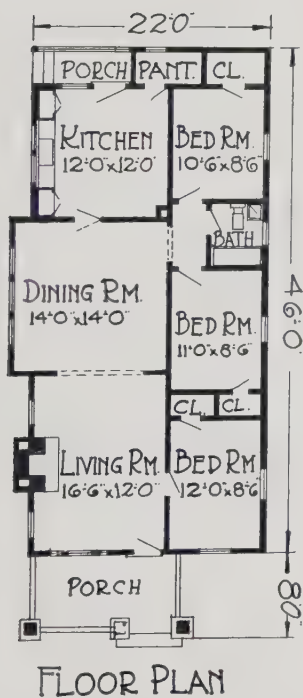
THIS little cottage does not cost much to build, nor is it expensive in upkeep. There is no dining room: the family can eat in the kitchen, in the space provided for that purpose, or on occasions use the large living room. Two bedrooms will meet the needs of the average small or medium sized family.

*The
Mona*





SIX ROOMS BUT ONLY 22 FEET WIDE ON THE GROUND



THE six rooms are conveniently arranged, too. From the porch you enter the living room, which is excellently lighted and ventilated by four windows and is of comfortable size. The room to the right of the living room, although designated as a third bedroom, could be used as a sewing room, den or library. The other rooms are of adequate size and well lighted and ventilated, and because of its compact arrangement the house could be economically heated in winter.

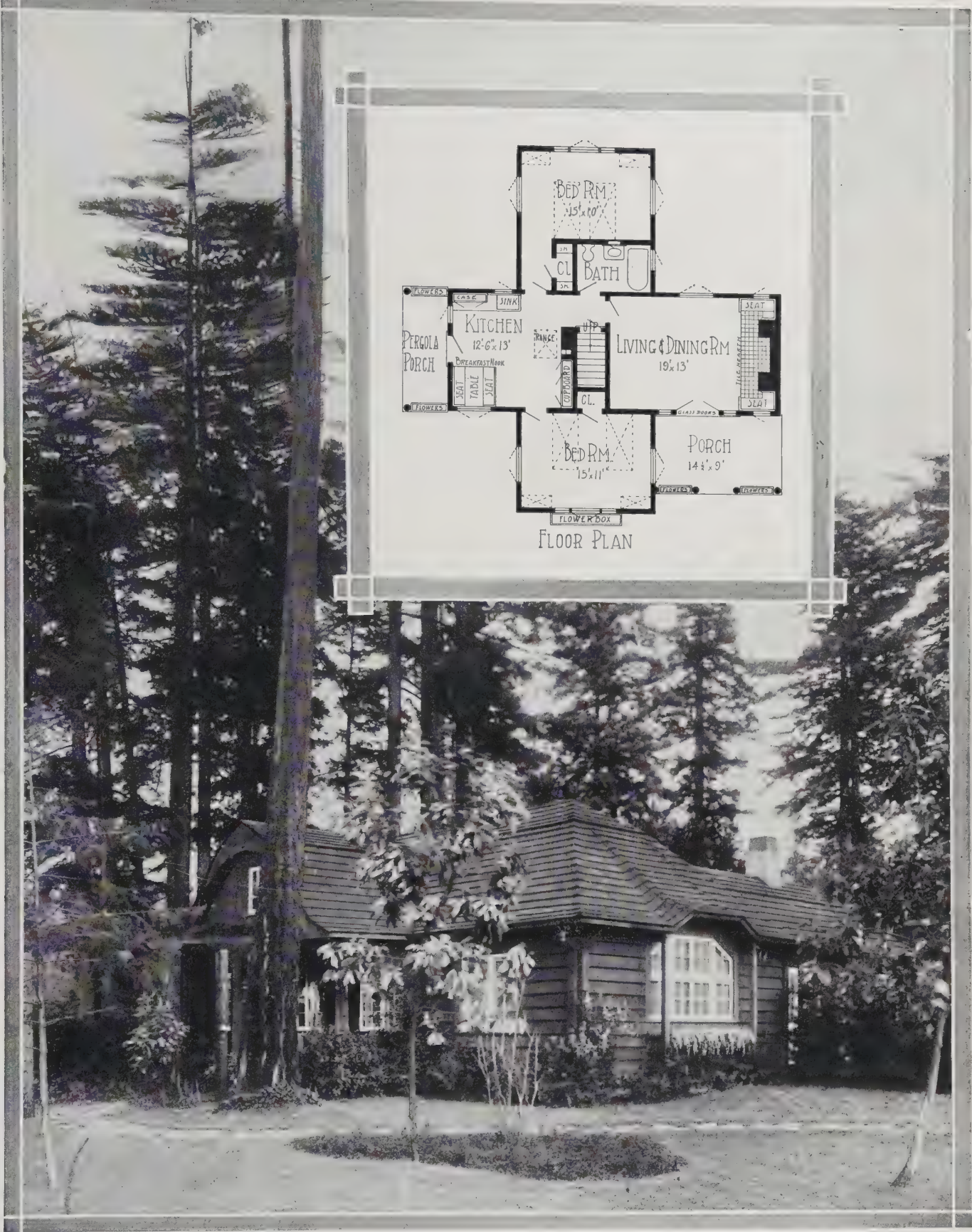
*The
Plevna*



DON'T UNDERVALUE THIS PERGOLA

*The
Moab*

IT is an important part of the house, viewed from any angle. Sitting out there of a summer evening you will appreciate what a splendid skyscape the milky way and the stars make. So often in planning and designing houses so much value is attached to "views" that people forget that to look up as well as out is also a good thing to do occasionally. Aside from the pergola this house has other advantages. It has large living and dining rooms which are not invaded by kitchen odors or noises because of the intervening pantry. Note the isolation of the bathroom and the recess for a sideboard in the dining room.



WANT AN IDEAL SUMMER HOME?

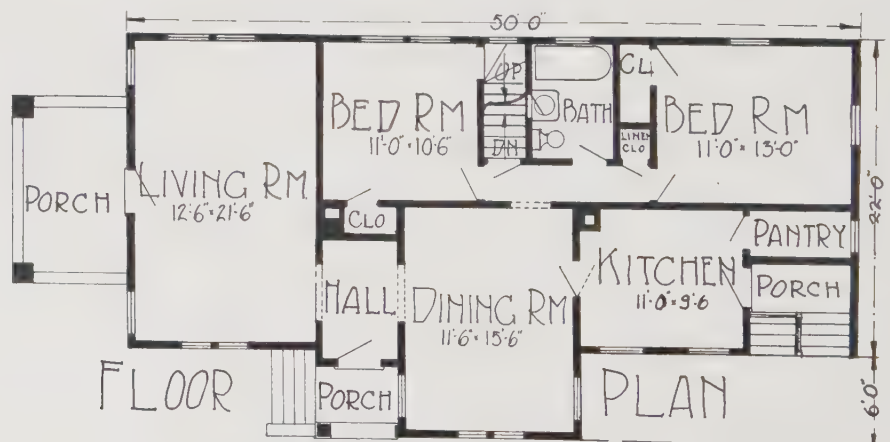
EVERY room has windows on three sides. The bedrooms are big enough for twin beds and there's a good closet for each. The kitchen is big enough for a table and benches or chairs for four or five to eat at a time, and the range and cupboard are within easy reach. For big meals you can serve in the living room before the hearth which extends clear across the end of the room and with the seats at the sides makes an inglenook of that end. Last but not least, there are the open porches with their flower box sides. Of course wood is the material for both the walls and roof of this woodland cottage.

*The
Pinehurst*



WHEN THE GARAGE MUST BE REACHED FROM THE STREET

THE side entrance is as convenient as a porte cochere and at the same time it takes no space out of either the living or dining room. Notice how the hall separates these rooms. Many families like this arrangement, for there is more privacy in the preparation of meals. You will also appreciate the location of the entrance hall, because in the position shown on the plan it keeps drafts out of the living room and at the same time gives complete privacy to the dining room. The Utica allows you a roomy attic for storage purposes. You reach it by way of a closed stairway running up from the front bedroom.



*The
Utica*

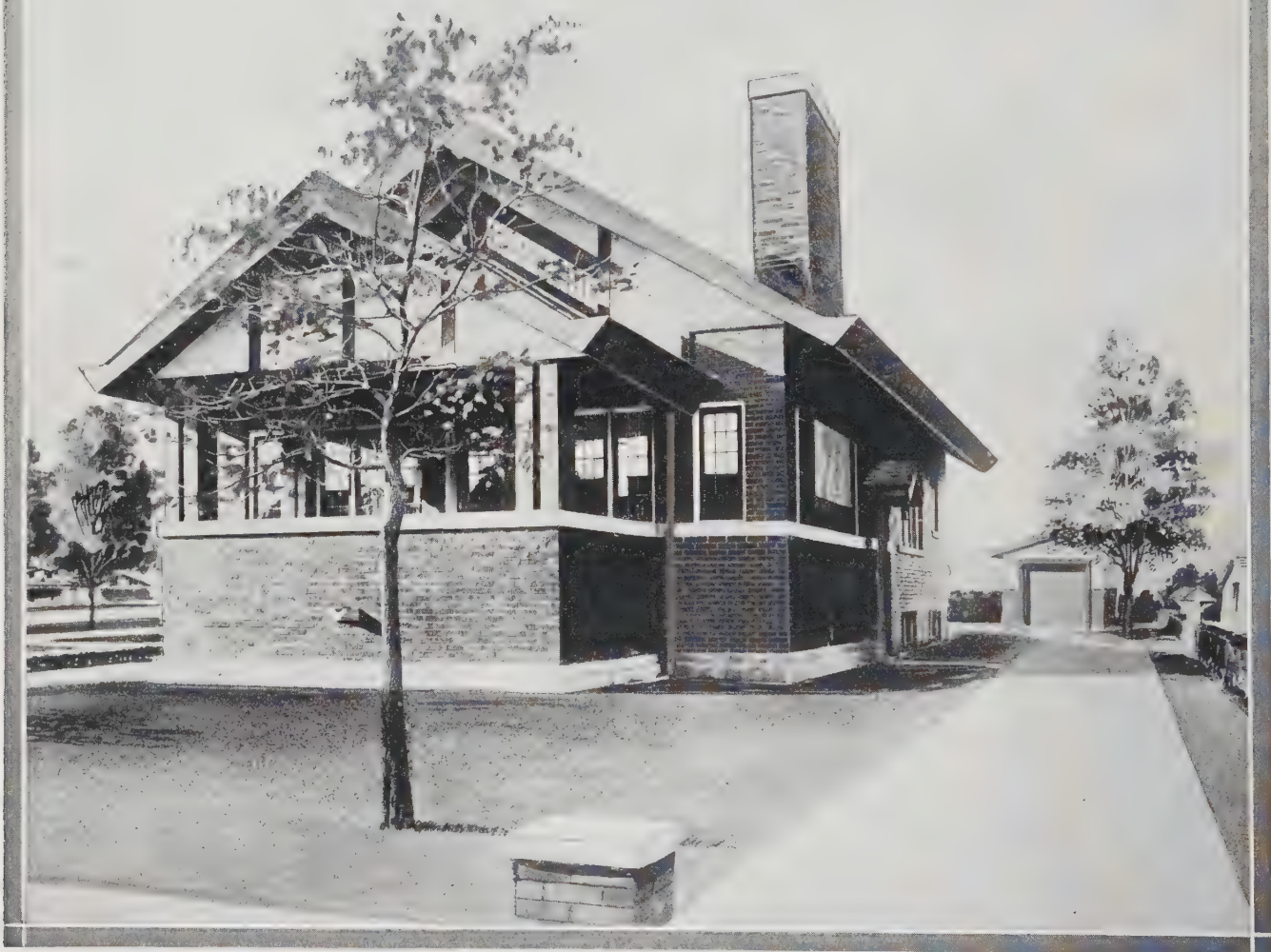


REAL EFFICIENCY IN FOUR ROOMS



IF you want to build a house of four rooms but need two bedrooms, yet you dislike giving up a dining room, look at this plan. There is a dressing closet off the living room, with a closet bed in it which lets down into the living room, making that room a bed chamber at night. The dressing closet has convenient access to the bathroom via the hall. The design of this inexpensive little frame cottage is unusually good, being Colonial in style.

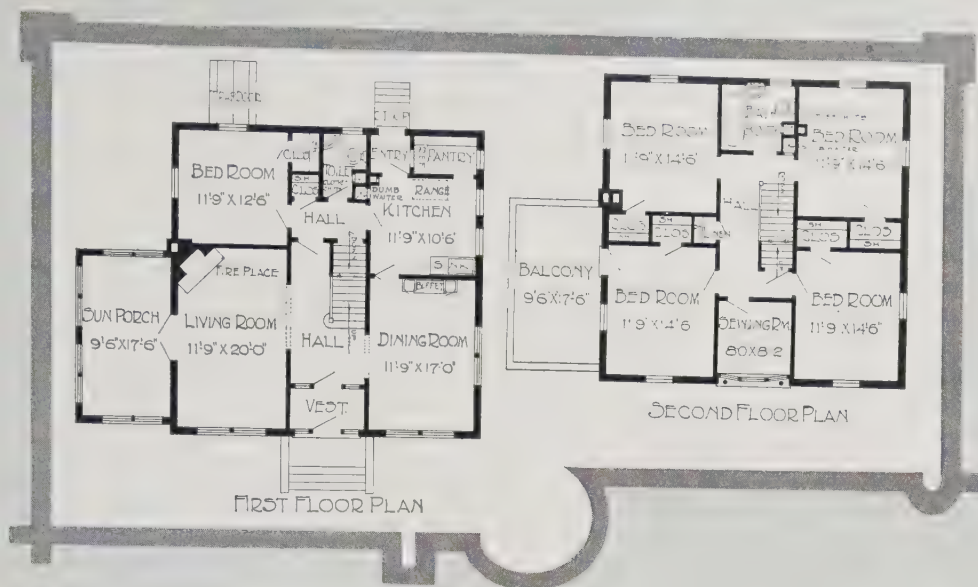
*The
Sturgis*



BOTH HOUSE AND DRIVE WILL GO ON 40 FEET

*The
Palmer*

THE overall dimensions of this house are 24 by 51 feet. The house itself can go on a 30-foot lot in most communities, while a 40-foot lot leaves plenty of room for a driveway from the street. Note how carefully the plan is worked out for the narrow lot. The living room is placed across the entire front of the house where it not only has full view of the street, but where it has windows on three sides. It is distinctly separated from the rest of the house, including the dining room.



FIVE BEDROOMS AND TWO BATHS, IF YOU WANT THEM

PROBABLY it is because the plan of The Pulaski is a perfect square—34 by 34 feet—that such a roomy interior is possible. There are four bedrooms on the second floor, all the same big size and equally desirable, and one full bathroom with a place for another bathroom if you want it. But that is not all. Downstairs is a fifth chamber and immediately adjacent to it a toilet.

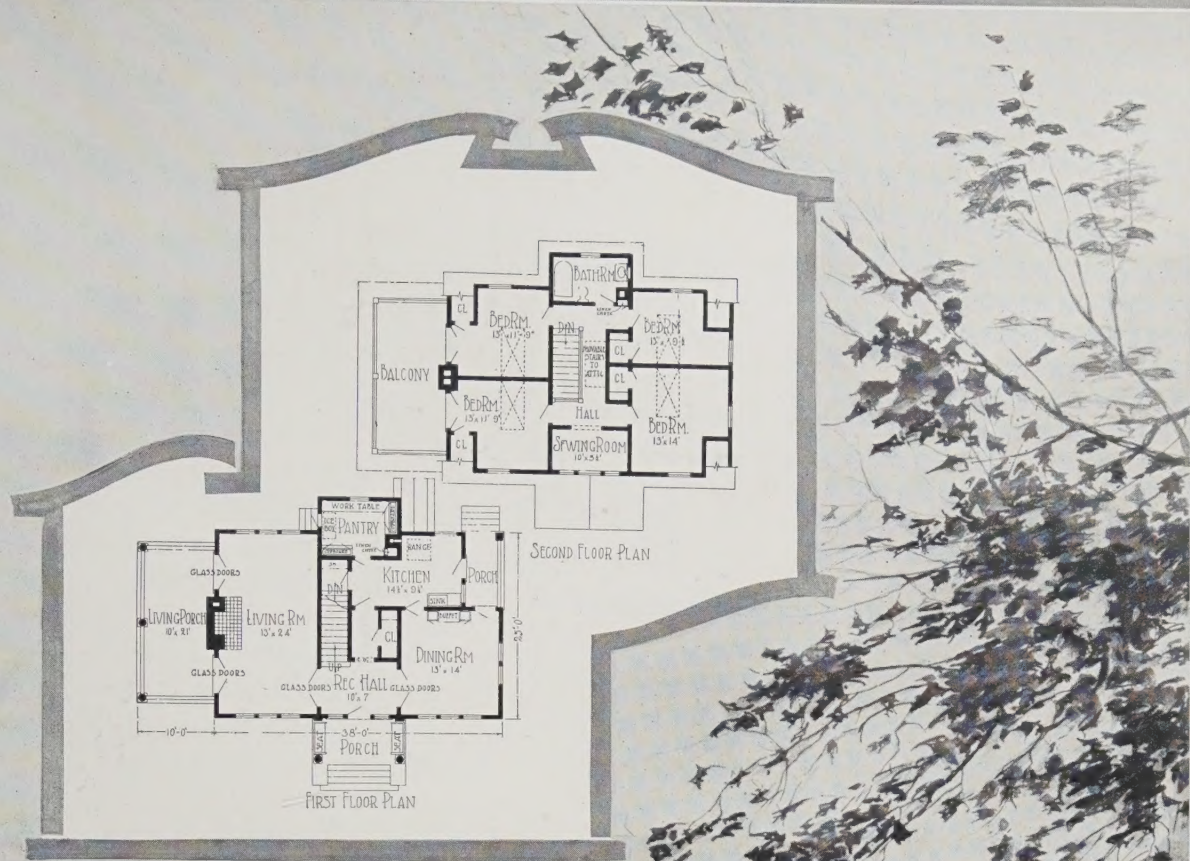
*The
Pulaski*



GETTING THE MOST OUT OF THE CENTRAL HALL

The Penrose

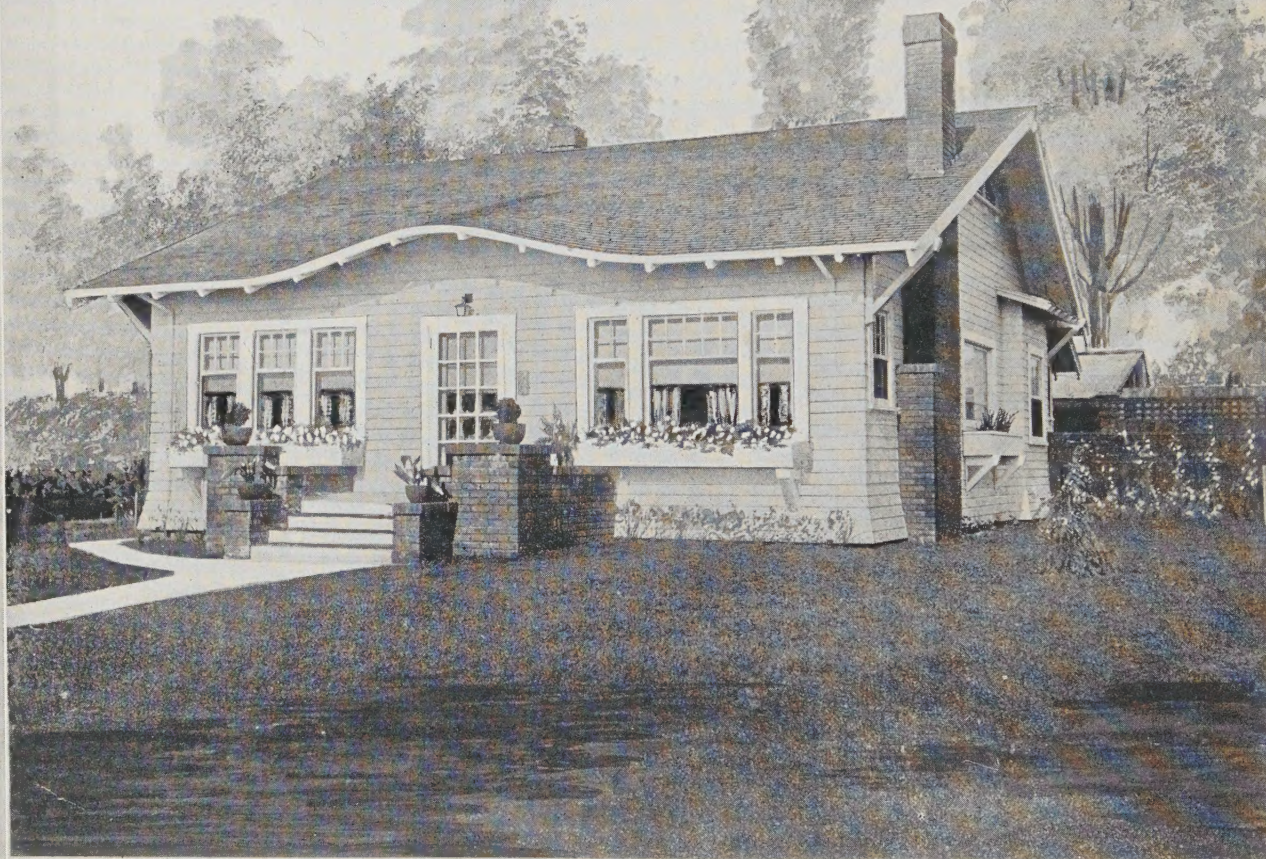
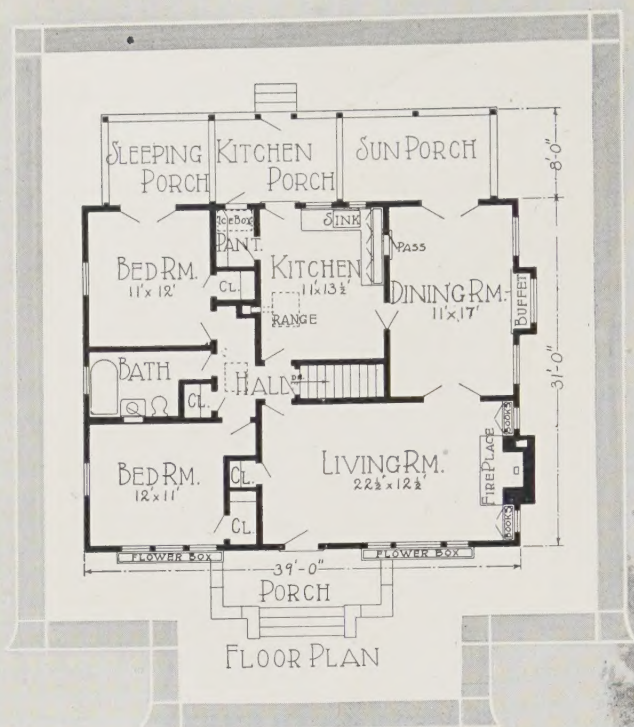
IN so many houses of this type space is often wasted in the hall. Not so here, due partly to the use of the less expensive closed stair in preference to an open stairway. In this hall there is a clothes chute and coat closet in the front and a large toilet with a closet of its own in the back. This toilet, you will notice, is separated from the hall by two doors and there are two walls between it and the living room.



HAVE TWO BATHROOMS IF YOU WANT THEM

YOU can put the second bathroom in the place now marked sewing room. By means of a disappearing stairway, easy access can be provided to the attic of this gambrel roofed house and the attic space made available for storage purposes. Downstairs a small but important feature is the pantry. Much of the kitchen work can be done in that little room away from the heat of the kitchen range.

*The
Henderson*



FOR THE LOT WITH A BACK GARDEN

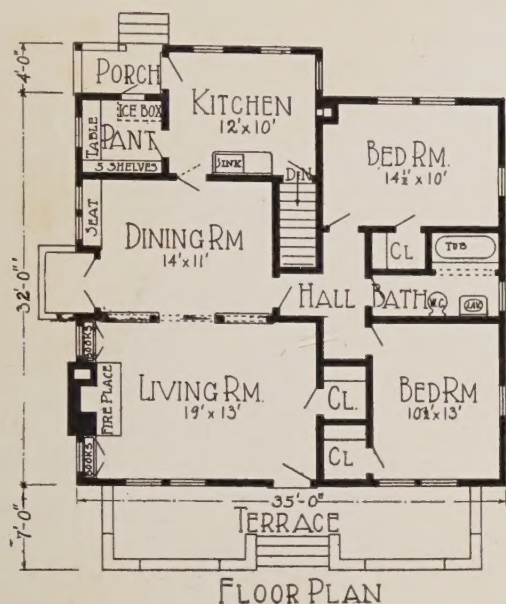
*The
Neenah*

THERE are three porches in the rear. They will enable you to enjoy your back garden or a rear vista morning, noon and night. Placing the porches in a line as here, cuts down construction costs. You also get a sort of front porch, too, since the roof of the house projects considerably beyond the walls and affords a protection for the front entrance. You can sit on this front porch in the evening and see the stars—something you cannot do on a porch that is completely covered.

The Back Cover Home

The Ardmore

Five-Room Bungalow With Front and Carriage Entrance



WITH such a plan as this, almost any family ought to be able to own their home, even if they have an automobile, too. And, as the back cover shows, it can be a very attractive home, although it doesn't cost much. There is nothing lacking in this plan for the family for whom two bedrooms are enough. There is a terrace, which in some respects is better than a porch; the living room is large and has a fireplace and lots of room for books; and there is a daylight pantry off the kitchen which you can use as a breakfast nook if you prefer. Note the outside door from the dining room—a convenience for the family with a car, especially when the garage is reached from the street in front. House, drive and all, with this plan, can go on a very narrow lot. You will be surprised at how economically you can build The Ardmore.



THEREFORE when we build, let us think that we build forever. Let it not be for present delight, nor for present use alone, let it be such work as our descendants will thank us for, and let us think, as we lay stone on stone, that a time is to come when those stones will be held sacred because our hands have touched them, and that men will say as they look upon the labor and wrought substance of them, "See! this our fathers did for us."

—Ruskin, "Seven Lamps of Architecture."

